



Guide Price £300,000 Freehold

1 STONECHURCH VIEW | ANNESLEY | NOTTINGHAM | NG15 0AY

**BuckleyBrown**  
ESTATE AGENTS

\*\*\* GUIDE PRICE £300,000 - £325,000 \*\*\*

**FEELS LIKE HOME!..** This stunning three-bedroom detached property in Annesley has undergone a full renovation and is presented in beautiful, neutral tones throughout—offering a fresh and modern living environment that is truly move-in ready.

The ground floor showcases an impressive open-plan layout designed for contemporary living. The fully equipped kitchen features high-quality fittings, a central island for additional workspace and casual dining, and generous room for a dining table—ideal for family meals or entertaining guests. Adjacent to the kitchen, the living room is bright and welcoming, with a large window to the rear elevation that allows natural light to flood the space. The kitchen opens into a spacious conservatory, surrounded by large windows and a door providing direct access to the garden, creating a seamless indoor-outdoor flow and a perfect spot to relax or entertain while enjoying views of the garden. Completing the ground floor is a modern bathroom fitted with a sleek three-piece suite.

Upstairs, the property offers three well-proportioned bedrooms, each thoughtfully designed with comfort in mind, alongside a convenient separate WC to serve the upper level.

Externally, the front of the property boasts excellent kerb appeal with a driveway and attached garage providing ample off-street parking. The front garden features a well-maintained lawn bordered by mature trees and shrubbery, adding privacy and greenery. The rear garden is predominantly laid to lawn and enclosed by mature trees and shrubbery, offering a private and peaceful outdoor space—perfect for gardening, relaxation, or outdoor activities.

Call today to view!!!





### Hall

Witch access into;

### Kitchen 10'10" x 20'3"

The kitchen features matching cabinetry and generous worktop space, centered around a practical island. It includes an inset sink and drainer, integrated eye-level double oven and a gas hob with a hood overhead. Open plan to the living room, this space offers plenty of room for dining furniture, creating a bright and sociable area perfect for cooking and entertaining. With a window to the front elevation and a door providing access into the conservatory.

### Living Room 11'9" x 16'0"

The living room boasts laminate flooring and a large window to the rear elevation,

providing plenty of natural light and views over the garden, creating a bright and welcoming space for relaxation and entertaining.

### Conservatory

The conservatory features surrounding windows and a door leading directly to the garden, allowing plenty of natural light to fill the space and offering easy access to the outdoor area.

### Bathroom

Complete with a three piece suite including a bath, low flush WC and hand wash basin.

### Landing

Surrounding doors provide access into;



### Bedroom One 11'11" x 12'8"

With carpeted flooring, central heating radiator and a window to the rear elevation.

### Bedroom Two 9'4" x 15'10"

With carpeted flooring, central heating radiator and a window to the front elevation.

### Bedroom Three 8'9" x 8'5"

With carpeted flooring, central heating radiator and a window to the rear elevation. With two built in storage cupboards.

### WC 2'8" x 5'3"

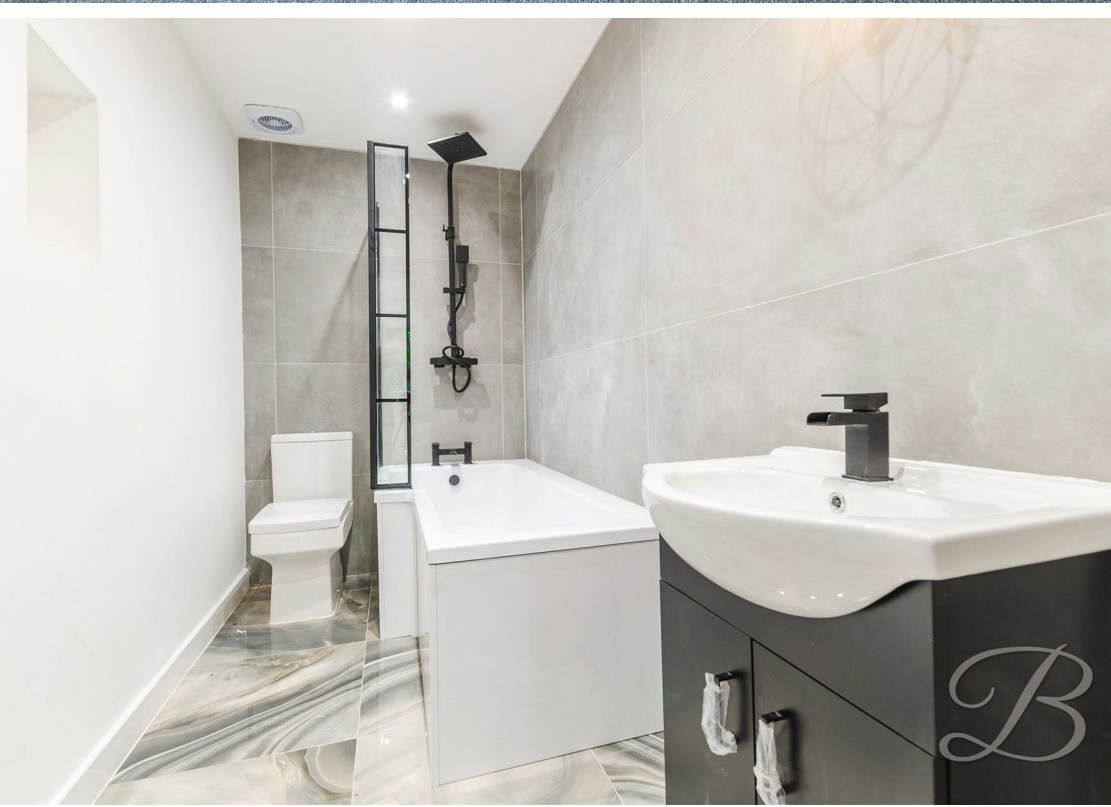
Complete with a low flush WC and hand wash basin.

### Outside

The front of the property offers great kerb appeal, with a driveway and attached garage, providing off street parking. As well as a surrounding lawn with mature trees and shrubbery. The rear is mostly laid lawn with surrounding trees and shrubbery.

### Garage 9'2" x 17'0"

Accessible from the front elevation.



Ground Floor  
89 Sq.m/ 953.44 Sq.ft  
Approx



First Floor  
52 Sq.m/ 556.97 Sq.ft  
Approx

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.

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**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

| Energy Efficiency Rating                    |           |           |
|---------------------------------------------|-----------|-----------|
|                                             | Current   | Potential |
| Very energy efficient - lower running costs |           |           |
| (92 plus) <b>A</b>                          |           | <b>82</b> |
| (81-91) <b>B</b>                            |           |           |
| (69-80) <b>C</b>                            |           |           |
| (55-68) <b>D</b>                            | <b>67</b> |           |
| (39-54) <b>E</b>                            |           |           |
| (21-38) <b>F</b>                            |           | <b>G</b>  |
| (1-20) <b>G</b>                             |           |           |
| Not energy efficient - higher running costs |           |           |
| England & Wales                             |           |           |
| EU Directive 2002/91/EC                     |           |           |



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