



lighthouse

estate agents



8 Church View Gardens, Nottingham, NG17 9JR

Offers In The Region Of £379,999

Nestled in the charming area of Church View Gardens, Annesley Woodhouse, this delightful exclusive residential location is this executive four double bedroom, two bathroom detached family home. This well presented accommodation comprises of a welcoming entrance hall, bay fronted lounge, dining room, kitchen/breakfast, utility room, large conservatory, four double bedrooms all with fitted wardrobes, family bathroom and en suite shower room. Externally the gardens are beautifully landscaped to the front and rear.

Benefits include gas central heating and double glazing. To the rear of the property is an enclosed South facing garden with side access and to the front is a garden, driveway and garage offering ample off road parking.

Located in the picturesque village of Annesley Woodhouse, this property benefits from a tranquil setting while still being within easy reach of local amenities and transport links.

The surrounding area is known for its beautiful landscapes and community spirit, making it an excellent choice for those looking to settle in a friendly neighbourhood.

Entrance Hall

Reception Lounge 11'7" x 14'9" (3.55 x 4.52)

Dining Room 8'3" x 10'2" (2.53 x 3.11)

Kitchen Breakfast Room 11'6" x 11'3" (3.53 x 3.43)

Utility Room

Conservatory 15'1" x 9'7" (4.60 x 2.93)

Fist Floor Landing

Master Bedroom 13'3" x 12'6" (4.05 x 3.83)

Master En-Suite

Bedroom Two 12'2" x 9'8" (3.72 x 2.95)

Bedroom Three 8'11" x 10'7" (2.73 x 3.25)

Bedroom Four 12'6" x 8'11" (3.82 x 2.73)

Family Bathroom

Enclosed Rear Garden

Driveway

Garage 18 x 13 (5.49m x 3.96m)

Agents Disclaimer

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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. Lighthouse Estate Agents & Lettings require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to Lighthouse Estate Agents & Lettings removing a property from the market and instructing solicitors for your purchase.

Floor Plan

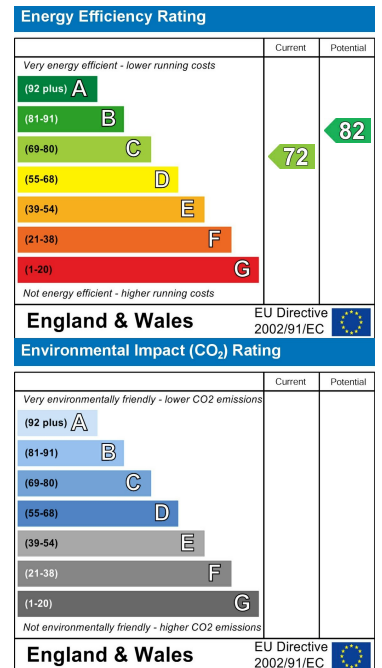


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of all doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph



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