



Parkside,
Wollaton, Nottingham
NG8 2NQ

£899,000 Freehold



A beautiful and contemporary four-bedroom detached property in a sought-after location.

Situated a short distance from Wollaton Hall, you are within close proximity to a variety of local amenities including Bramcote Lane shops, the popular Fernwood Schools, restaurants, Queens Medical Centre, and transport links.

This fantastic property has been finished to a high standard throughout and would make the ideal home for a variety of buyers including growing families or anyone location to relocate to this convenient spot.

In brief the stylish internal accommodation comprises: entrance hall, open plan living and dining room, breakfast kitchen, utility room, snug/study, conservatory, and guest cloakroom. Then rising to the first floor are four good sized bedrooms, all with en-suites.

Outside to the front is a block paved driveway with ample off-street parking for multiple cars with the garage beyond, gated side access leads to the private and enclosed, beautifully maintained rear garden which features a paved seated area, lawned space, pond, and a shed.

Having been meticulously maintained by the current vendor, this stunning property offers ready to move into accommodation, UPVC double glazing and gas central heating throughout, and a early internal viewing comes highly recommended in order to be fully appreciated.



Entrance Hall

UPVC double glazed door through to a welcoming entrance hall, with tiled flooring, radiator, inset ceiling spotlights, and access to a useful under the stair's storage cupboard.

Living Room

14'9" x 13'1" (4.50m x 3.99m)

A carpeted reception room, with radiator, feature gas fireplace with slate hearth and flanking windows, inset spotlights to ceiling, UPVC double glazed bay window to the front aspect and internal sliding doors through to the dining room.

Dining Room

15'0" x 11'1" (4.59m x 3.38m)

A carpeted reception room, with radiator, inset spotlights to the ceiling, and UPVC double glazed French doors to the rear garden.

Snug/Office

10'7" x 9'1" (3.23m x 2.79m)

A carpeted versatile reception room, with radiator, inset ceiling spotlights, and UPVC double glazed French doors to the rear garden

Breakfast Kitchen

16'10" x 11'4" (5.14m x 3.47m)

A range of wall and base units work surfacing and splashback, sink and drainer unit with mixer tap, inset electric hob with additional gas ring and extractor fan above and integrated double oven and microwave, useful appliance space, tiled flooring, radiator, two UPVC double glazed windows to the side aspect and UPVC double glazed bi fold doors to the conservatory.

Sun Room

17'7" x 10'6" (5.37m x 3.22m)

With tiled flooring, UPVC double glazed windows to every aspect of the garden, feature roof lantern and French doors out to the patioed seating area.

Utility Room

11'3" x 5'0" (3.45m x 1.53m)

Fitted with a range of wall and base units, work surfacing over and splashback, sink and drainer unit, with mixer tap, space and plumbing for washing machine, space for tumble dryer. Access to the internal garage door.

Guest Cloakroom

Low flush WC and wash hand basin, tiled flooring, radiator and UPVC double glazed window to the front aspect.

First Floor Landing

A carpeted landing with Velux ceiling window.

Bedroom One

20'10" x 11'4" (6.36m x 3.47m)

A carpeted double bedroom, with radiator, fitted wardrobes and UPVC double glazed window to the rear aspect. Access to the dressing room and ensuite.

Dressing Room

7'10" x 6'5" (2.40m x 1.97m)

A carpeted room, with radiator, fitted units and UPVC double glazed window to the front and side aspect.

En-Suite

Incorporating a three-piece suite comprising: low flush WC, pedestal wash hand basin, walk in mains-controlled power shower, with glass shower screen, fully tiled walls, and heated towel rail.

Bedroom Two

19'1" x 10'11" (5.83m x 3.35m)

A carpeted double bedroom, with radiator, fitted wardrobes and UPVC double glazed window to the rear aspect. Access to an En-Suite.

En-Suite

Incorporating a three-piece suite comprising: low flush WC, pedestal wash hand basin, walk in mains-controlled power shower, with glass shower screen, fully tiled walls, and heated towel rail.

Bedroom Three

11'10" x 10'11" (3.62m x 3.35m)

A carpeted double bedroom, with radiator, fitted wardrobes and UPVC double glazed window to the front aspect. Access to an ensuite.

En-Suite

Incorporating a four-piece suite comprising: freestanding bath, low flush WC, pedestal wash hand basin, walk in mains-controlled power shower, with glass shower screen, fully tiled walls, and heated towel rail.

Bedroom Four

13'6" x 9'0" (4.14m x 2.76m)

A carpeted bedroom, with radiator and UPVC double glazed window to the rear aspect. Access to the en-suite.

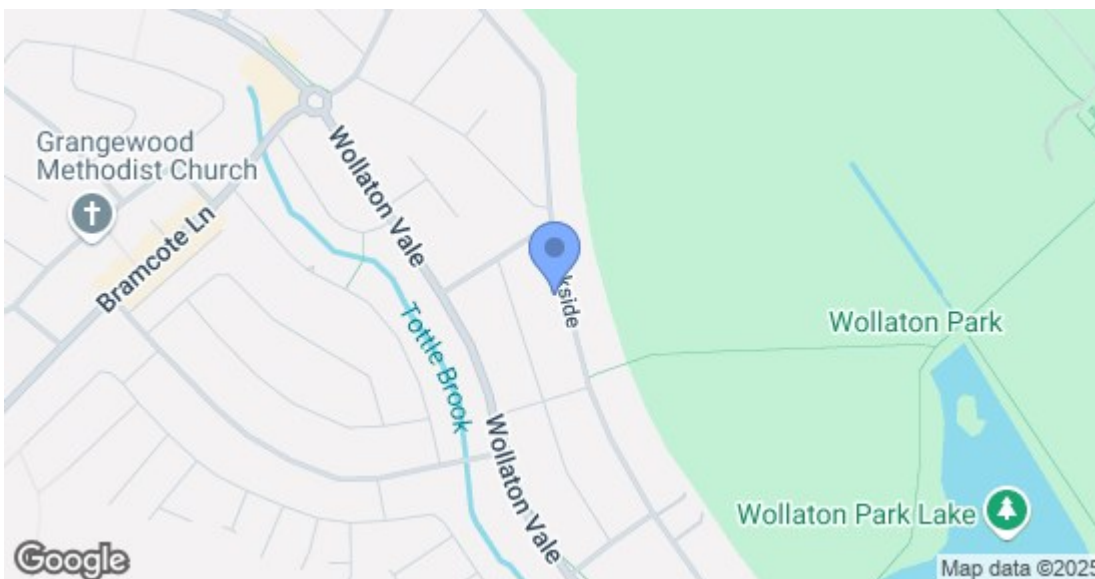
En-Suite

Incorporating a three-piece suite comprising: low flush WC, pedestal wash hand basin, walk in mains-controlled power shower, with glass shower screen, fully tiled walls, and heated towel rail.

Outside

To the front is a block paved driveway with ample off-street parking for multiple cars with the garage beyond, gated side access leads to the private and enclosed rear garden, which features paved seating area with steps down to a lawned space, with mature shrubs, flower beds, a pond and shed.





| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 83 |
| (81-91) B | | | |
| (69-80) C | | 68 | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |
| Environmental Impact (CO ₂) Rating | | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.