



Wroxham Drive,
Wollaton, Nottingham
NG8 2QS

£490,000 Freehold



A well-proportioned four-bedroom detached house with a detached garage.

Situated in this sought-after and well-established residential location, within easy reach of a variety of local shops and amenities including schools, transport links, Queens Medical Centre, and The University of Nottingham, this fantastic property is considered an ideal opportunity for a range of potential purchasers including growing families and retired couples.

In brief the internal accommodation comprises: porch, entrance hall, lounge, dining room, conservatory, kitchen, utility room, bathroom and two bedrooms to the ground floor, with a landing, two good sized bedrooms, shower room, and useful storage space to the first floor.

To the front of the property you will find a small mature garden with trees and shrubs, blocked paved driveway and gated side access leading to the generous private and enclosed rear garden, which includes a patio overlooking the lawn beyond, mature trees and shrubs, stocked beds and borders, sheltered decking area and a green house.

Having been upgraded and renovated throughout by the current vendor, this unique property is offered to the market with the benefit of UPVC double glazing, gas central heating, and ready to move in condition. An early internal viewing comes highly recommended in order to be fully appreciated.



Porch

UPVC double glazed entrance door with flanking window, and a secondary door leading through to the entrance hall.

Entrance Hall

With carpet flooring, radiator and doors to bedroom one, bedroom three, bathroom, kitchen, dining room and lounge.

Lounge

15'11" x 10'6" (4.87m x 3.22m)

A carpeted reception room with radiator, gas fire, UPVC double glazed bay window to the front, UPVC double glazed window to the front and side, and sliding doors to the dining room.

Dining Room

22'5" x 10'6" reducing to 7'9" (6.84m x 3.22m reducing to 2.38m)

A carpeted reception room with UPVC double glazed window to the side, radiator, stairs to the first floor, door to the kitchen and sliding doors leading to the conservatory.

Conservatory

11'2" x 11'0" (3.42m x 3.36m)

A carpeted reception room with UPVC double glazed windows to the rear, UPVC double glazed French doors with flanking windows to the side.

Kitchen

14'7" x 13'1" (4.46m x 4m)

With a range of wall, base and drawer units, work surfaces, one and half bowl sink and drainer unit with mixer tap, integrated electric double oven, inset electric hob with air filter over, space for a fridge freezer, plumbing for a dishwasher, radiator, tiled splashbacks, UPVC double glazed door and window to the rear and a door to the utility.

Utility Room

8'2" x 5'9" (2.51m x 1.77m)

With a range of wall, base and drawer units, work surface, sink and drainer unit with mixer tap, plumbing for a washing machine, space for a second fridge freezer, heated towel rail, tiled splashback, and UPVC double glazed window to the rear.

Bathroom

11'3" x 8'2" (3.44m x 2.49m)

Incorporating a four piece suite comprising: panelled bath, corner shower, wash hand basin inset to vanity unit, low level WC, tiled walls, two UPVC double glazed windows to the side, heated towel rail and a built in cupboard housing the 'Worcester' boiler and hot water cylinder.



Bedroom Three

13'1" x 8'6" (4m x 2.6m)

A carpeted bedroom with UPVC double glazed window to the side, fitted wardrobes and radiator.

Bedroom One

13'2" x 10'0" (4.02m x 3.05m)

A carpeted double bedroom with fitted wardrobe, two UPVC double glazed windows to the front, UPVC double glazed window to the side and a radiator.

First Floor Landing

A large storage cupboard with access to the eaves storage cupboard on the other side of the landing, and doors to the shower room and two bedrooms.

Bedroom Two

15'10" x 10'1" (4.84m x 3.08m)

A carpeted double bedroom with UPVC double glazed window to the front and radiator.

Bedroom Four

11'5" x 10'1" (3.49m x 3.08m)

A carpeted bedroom with UPVC double glazed window to the rear, radiator and loft hatch.

Shower Room

Incorporating a three piece suite comprising: corner shower, wash hand basin inset to vanity unit, low level WC, tiled splashbacks, Velux window, heated towel rail and extractor fan.

Outside

To the front of the property you will find a small mature garden with trees and shrubs, blocked paved driveway and gated side access leading to the generous private and enclosed rear garden, which includes a patio overlooking the lawn beyond, mature trees and shrubs, stocked beds and borders, sheltered decking area and a green house.

Garage

17'6" x 8'11" (5.34m x 2.74m)

With an up and over garage door to the front, three UPVC double glazed windows to the side, power and a pedestrian door to the side.

Disclaimer:

These details and Key facts 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. Full material information is available in hard copy upon request.



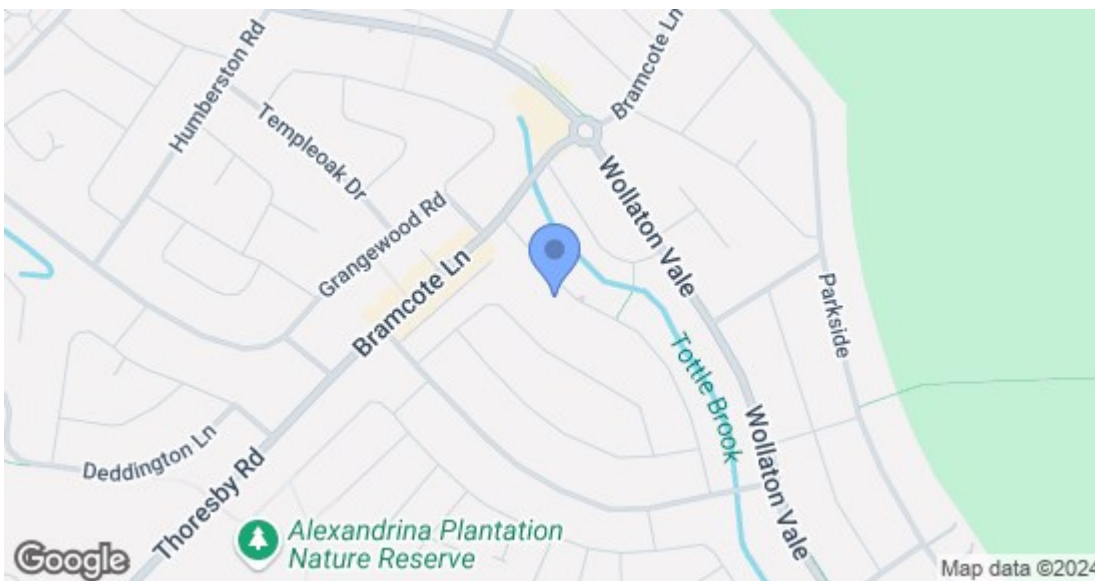
GROUND FLOOR
1254 sq.ft. (116.5 sq.m.) approx.

1ST FLOOR
387 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA : 1642 sq.ft. (152.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		86	90
(69-80) C			
(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	

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