



Knole Road,  
Wollaton, Nottingham  
NG8 2DB

**£285,000 Freehold**





A modern three-bedroom, semi-detached property in a sought-after and established residential location.

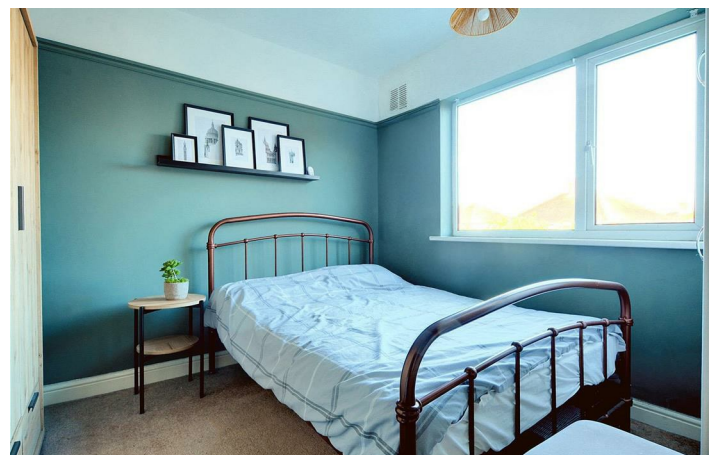
Situated just a short walk from Wollaton Hall and Deer Park, you are in a fantastic position with a wealth of local amenities on your doorstep. This includes shops, public houses, transport links and schools, particularly the desirable Fernwood School, both primarily and secondary.

This well-presented property would be considered an ideal opportunity for a large variety of buyers including first time purchasers, young professionals, or growing families.

In brief the internal accommodation comprises; An entrance space, living room and open plan kitchen diner, and a conservatory on the ground floor. Then rising to the first floor two double bedrooms, a further single bedroom, and bathroom.

Outside the property has low maintenance front and rear gardens, and a double driveway providing ample off road parking.

Having been incredibly well maintained by the currently vendors this delightful property is offered to the market with the advantage of gas central heating, UPVC double glazing throughout, and is well worthy of an early internal viewing.



### Entrance hall

A composite door through to the entrance space, with laminate flooring and radiator.

### Living Room

13'4" x 12'7" (4.08m x 3.86m )

A carpeted reception room with radiator, feature gas fire with Adam-style mantle, and UPVC double glazed bay window to the front aspect.

### Kitchen Diner

16'3" x 11'4" (4.97m x 3.46m )

Fitted with a range of wall, base and drawer units, work surfacing with tiled splashback, one and a half bowl sink and drainer unit with mixer tap, inset electric hob with air filter above, integrated stainless steel electric oven, integrated dishwasher, space and plumbing for a washing machine, further useful appliance space, laminate flooring, radiator, and two UPVC double glazed windows to the side aspect.

### Conservatory

12'1" x 7'6" (3.70m x 2.30m )

UPVC construction, laminate flooring, UPVC double glazed door leading to the rear garden.

### First Floor Landing

UPVC double glazed window to the side aspect, and doors leading into the bathroom and three bedrooms.

### Bedroom One

11'11" x 10'0" (3.64m x 3.06m )

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

### Bedroom Two

10'1" x 9'11" (3.08m x 3.03m )

A carpeted double bedroom, with radiator, picture rail and UPVC double glazed window to the rear aspect.

### Bedroom Three

8'6" x 6'0" (2.61m x 1.85m )

A carpeted bedroom, with radiator, fitted shelving unit, access to the loft hatch and UPVC double glazed window to the front aspect.

### Bathroom

Incorporating a three-piece suite comprising low flush WC, pedestal wash hand basin, bath with mains powered shower over and glass shower screen, part tiled walls, heated towel rail, tiled flooring, extractor fan and UPVC double glazed window to the rear aspect.

### Outside

To the front the property there is a pebbled garden with hedge boundary, and a double driveway to the side providing off-road parking. Gated side access leads to the low maintenance private and enclosed rear garden, which features a paved patio area, decking, a further pebbled area, timber shed, outside tap and power, and fence boundaries.

### Material Information

Freehold

Property Construction: Brick

Water Supply: Mains

Sewerage: Mains

Heating: Mains Gas

Solar Panels: No

Building Safety: No Obvious Risk

Restrictions: None

Rights and Easements: None

Planning Permissions/Building Regulations: None

Accessibility/Adaptions: None

Has the Property Flooded?: No

### 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.



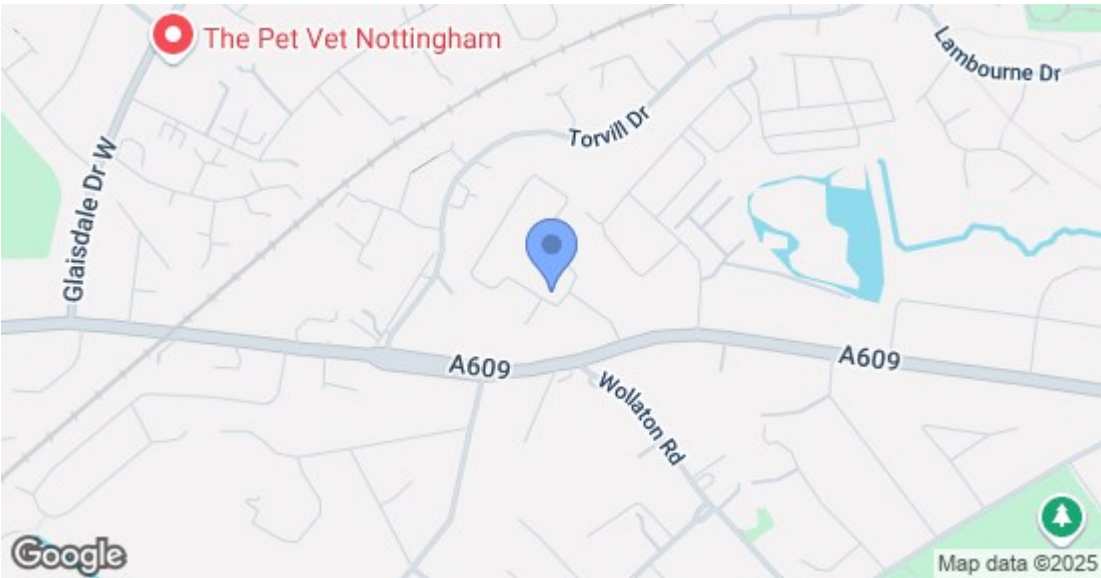




GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	63	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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