



Sutton Passeys Crescent,
Wollaton, Nottingham
NG8 1EA

£600,000 Freehold



A fantastic four-bedroom, detached family home in a very popular location.

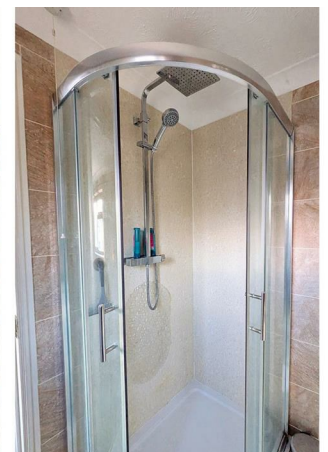
Situated in the heart of Wollaton, you are within close proximity to Wollaton Hall and Deer Park, Nottingham Queens Medical Centre, Nottingham University, and a wide range of other useful amenities including shops, restaurants, transport links and schools.

This spacious property would be considered the ideal purchase for a large variety of buyers including growing families or anyone looking to relocate to this convenient location.

In brief the internal accommodation comprises; An entrance hall, open plan living and dining room, kitchen, utility, garden room and downstairs WC. Then rising to the first floor is the main bedroom suite, a further 3 good sized double bedrooms and family bathroom.

Outside to the front is a lawned garden with hedged boundaries and driveway for off street parking for up to two cars leading to a double garage. The rear garden is primarily lawned, with mature shrubs and a paved seating area.

Having been well loved by the current homeowner for over 35 years, this fantastic 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 a welcoming entrance hall with carpeted flooring and radiator.

Lounge

19'4" x 11'1" (5.90m x 3.40m)

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

Dining Room

11'0" x 10'7" (3.37m x 3.23m)

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

Breakfast Kitchen

23'4" x 10'5" (7.12m x 3.20m)

A range of wall and base units with work surfacing over, one and a half bowl sink with Quooker boiling water tap and drainer, inset gas hob with extractor fan above. Integrated appliances include double microwave oven and fridge freezer. Laminate flooring, radiator and UPVC double glazed window to the rear garden.

Garden Room

14'0" x 9'6" (4.28m x 2.92m)

Reception room, with laminate flooring, radiator and UPVC double glazed bi-fold doors out to the garden.

Utility Room

8'5" x 5'1" (2.57m x 1.56m)

Base units with work surfacing over inset sink with mixer tap and drainer. Space and fittings for freestanding appliances to include washing machine and dryer. UPVC double glazed window and door to the side passage.

Downstairs WC

Wash hand basin with tiled splash backs, low flush WC and radiator.

First Floor Landing

Carpeted landing with cupboard housing the water tank and access to the loft hatch.

Bedroom One

15'9" x 11'4" (4.81m x 3.46m)

A carpeted bedroom, with radiator, storage wardrobes and UPVC double glazed window to the front 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 shower, fully tiled walls, heated towel rail and UPVC double glazed window to the front aspect.

Bedroom Two

14'11" x 11'1" (4.55m x 3.40m)

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

Bedroom Three

9'6" x 8'2" (2.92m x 2.51m)

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

Bedroom Four

11'6" x 8'8" (3.51m x 2.64m)

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

Bathroom

Incorporating a three-piece suite comprising low flush WC, pedestal wash hand basin, walk in mains controlled shower, fully tiled walls, radiator and UPVC double glazed window to the rear aspect.

Outside

To the front is a lawned garden with hedged boundaries and driveway with ample off-street parking for up to two cars, leading to an integral garage and gated side access to the rear garden. The rear is primarily lawned with a paved seating area, mature shrubs and raised flower beds.

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

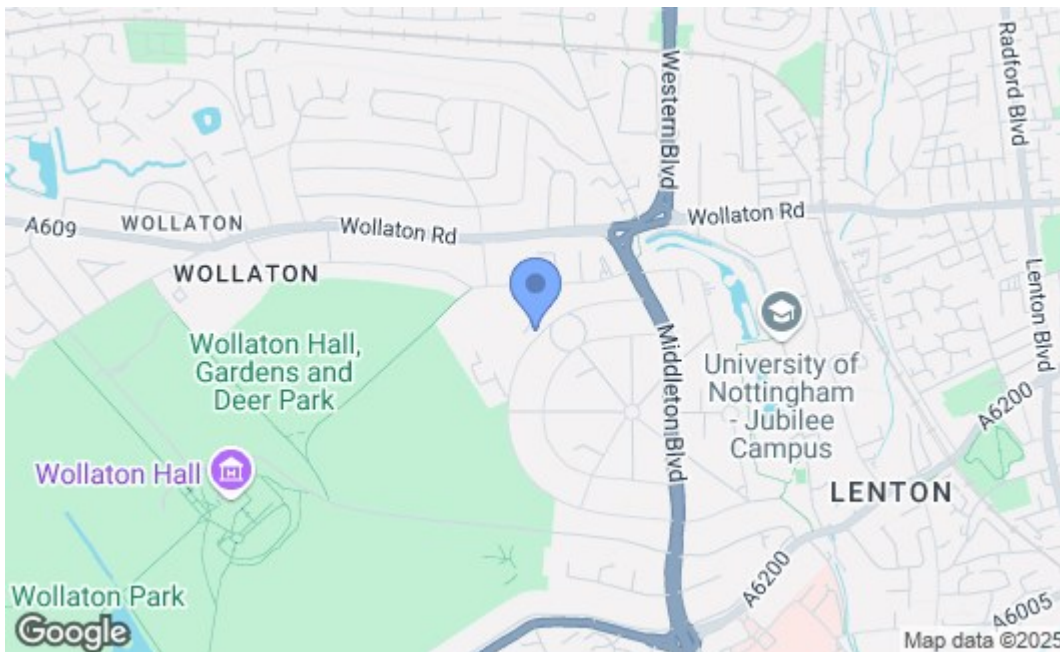
Accessibility/Adaptions: None

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.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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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