

Southwold Drive  
Wollaton, Nottingham NG8 1PB

A THREE BEDROOM EXTENDED MID-TERRACE PROPERTY

**Guide Price £240,000 Freehold**





\*\*\*GUIDE PRICE £240,000 - £250,000\*\*\*

EXCEPTIONAL 3/4 BEDROOM MID-TERRACED HOME IN A DESIRABLE LOCATION.

This traditional property has been thoughtfully extended to the rear, creating additional versatile living space perfect for modern family living. Refurbished throughout to a high standard, the property combines timeless charm with contemporary features, making it a superb choice for families and professionals alike.

Situated within a catchment for Ofsted-rated Outstanding schools and ideally positioned for Nottingham city centre, the property also benefits from excellent commuter links via the M1, A610, and A52 and the area's award-winning public transport network.

Internally, the accommodation includes a welcoming entrance hall leading to a bright and airy open-plan living and dining room, complemented by a recently fitted modern kitchen with stylish finishes. A ground-floor W/C adds to the convenience of the layout.

The first floor offers two double bedrooms, a well-sized third bedroom, and a modern family bathroom. A converted attic room, accessed via a loft ladder, provides a stunning additional bedroom, perfect for guests or as a private retreat.

Outside, the property features a large enclosed rear garden, ideal for outdoor entertaining or family enjoyment. Timber fencing and gated rear access add privacy and practicality.

Viewing is highly recommended to fully appreciate this beautifully finished home. Call now to arrange your appointment and avoid missing out!



### Entrance Hallway

5'6 x 4'01 approx (1.68m x 1.24m approx)

UPVC double glazed entrance door to the front elevation with UPVC double glazed window to the side, internal door leading to inner entrance hallway, staircase to first floor landing, recessed spotlights to ceiling, meter cupboard, wall mounted radiator, panelled door leading through to extended lounge diner.

### Extended Lounge Diner

14'5 x 19'7 approx (4.39m x 5.97m approx)

UPVC double glazed window to the front elevation, wall mounted radiator, recessed spotlights to ceiling with central ceiling light point, internal glazed door leading through to dining kitchen, panelled door leading to under stair storage cupboard, panelled door leading to ground floor cloak room.

### Storage Cupboard

Wall mounted electrical consumer unit, additional storage space, recessed spotlights to the ceiling, laminate floor covering.

### Ground Floor Cloakroom/WC

5'6 x 2'5 approx (1.68m x 0.74m approx)

Low level flush WC, pedestal wash hand basin with storage cupboards below, tiled splashbacks, tiling to the floor, recessed spotlights to the ceiling.

### Kitchen

8'6 x 16'2 approx (2.59m x 4.93m approx)

A range of contemporary wall and base units incorporating laminate work surfaces over, ceramic sink with swan neck mixer tap above, gas central heating BAXI boiler providing central heating and hot water to the property housed within matching cabinet, UPVC double glazed window to the rear elevation with double glazed door providing access to enclosed rear garden, integrated dishwasher, integrated oven, integrated microwave, gas hob with stainless steel and glass extractor hood above, tiled splashbacks, recessed spotlights to the ceiling, space and point for free-standing American style fridge freezer.

### First Floor Landing

Loft access hatch with pull down wooden loft ladder,

recessed spotlights to the ceiling, panelled doors leading off to rooms.

### Bedroom 1

10'8 x 9'7 approx (3.25m x 2.92m approx)

UPVC double glazed window to the front elevation, wall mounted radiator, laminate floor covering, ceiling light point.

### Bedroom 2

9'7 x 9'9 approx (2.92m x 2.97m approx)

UPVC double glazed window to the rear elevation, wall mounted radiator, laminate floor covering, ceiling light point.

### Bedroom 3

6'10 x 7'11 approx (2.08m x 2.41m approx)

UPVC double glazed window to the front elevation, wall mounted radiator, laminate floor covering, ceiling light point.

### Attic Room

16'07 x 9'2 (5.05m x 2.79m)

Velux style roof lights to front and rear elevation, wall mounted radiator, laminate floor covering, recessed spotlights to ceiling.

### Agents Notes: Additional Information

Council Tax Band: A

Local Authority: Nottingham

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 20mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

Flood Defences: No

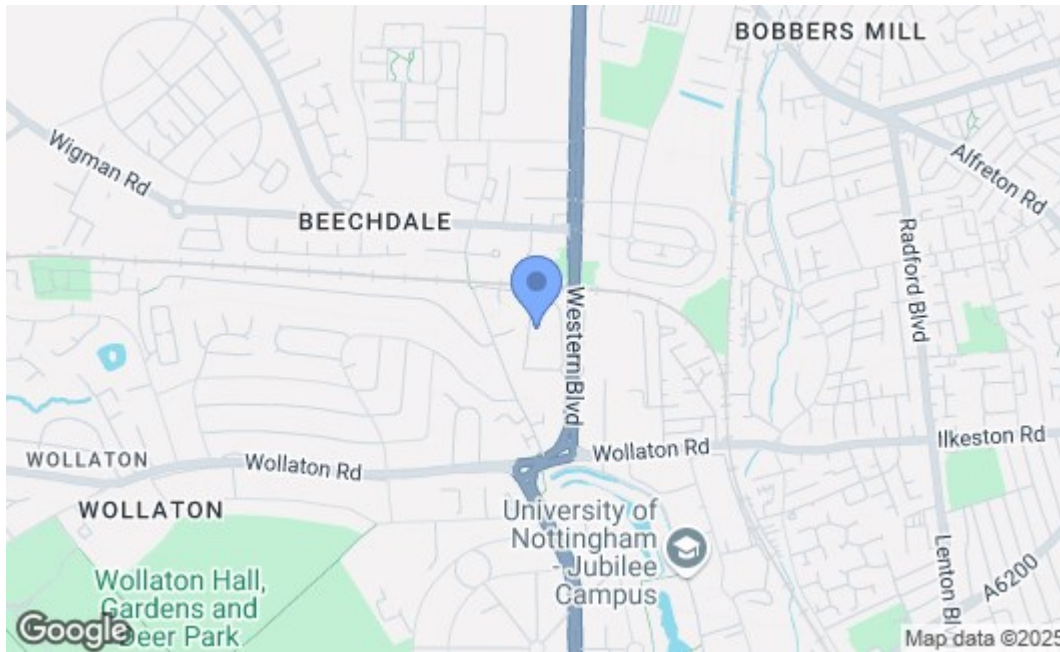
Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No







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			
<b>England &amp; Wales</b>		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			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.