

Robert Ellis

look no further...



Grangewood Road,
Wollaton, Nottingham
NG8 2RZ

£490,000 Freehold

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A modern, fully renovated four-bedroom detached property in the heart of Wollaton.

Situated within walking distance of Bramcote Lane shopping precinct, you are within close proximity to a wide range of local amenities including shops, restaurants, healthcare facilities, schools including Fernwood Primary and Secondary, Wollaton Park and transport links.

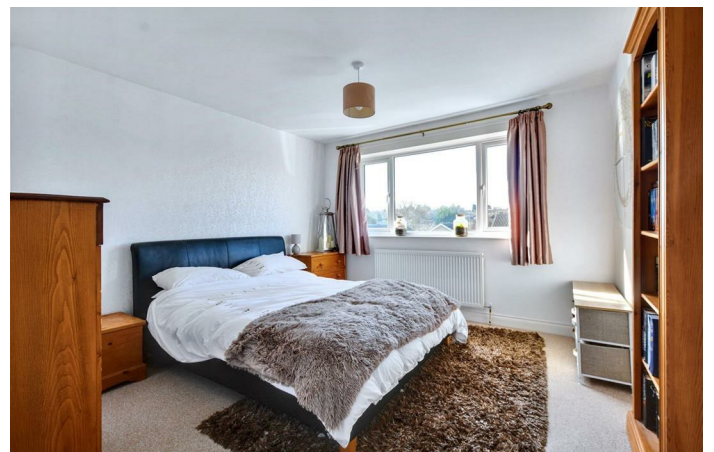
This bright and airy property would be considered an ideal opportunity for a large variety of buyers including growing families or anyone looking to relocate to this popular and convenient location.

In brief the internal accommodation comprises, An entrance porch, though to a welcoming entrance hall, lounge, dining room, kitchen, utility room, study/bedroom five and downstairs shower room. Then rising to the first floor are four double bedrooms, main bedroom with ensuite and bathroom.

The property also comes with the advantage of future granted planning permission adding a dressing room and larger en-suite to bedroom one.

Outside the property to the front is a lawned garden with pebbled area and paved driveway with ample off-street parking for two cars standing. The rear is primarily lawned with a paved seating area and mature shrubs.

Having been fully renovated by the current homeowners, this brilliant property is offered to the market with the advantage of solar panels, UPVC double glazing throughout and gas central heating and is well worthy of an early internal viewing.



Entrance Porch

UPVC double glazed door thought to a tiled porchway.

Entrance Hall

Secondary UPVC double glazed door through to the entrance hall with laminate flooring, radiator, and access to a useful storage cupboard.

Lounge

15'0" x 11'6" (4.58m x 3.53m)

Reception room, with laminate flooring, radiator, UPVC double glazed window to the front aspect and internal French doors through to the dining room.

Dining Room

17'0" x 11'7" (5.20m x 3.54m)

Reception room, with laminate flooring, radiator and UPVC double glazed window and doors out to the rear garden.

Kitchen

13'11" x 8'9" (4.26m x 2.68m)

A range of wall and base units and work surfacing over with tiled splashbacks, sink with drainer and mixer tap, inset gas hob, extractor fan above and integrated electric double oven. Space and fittings for freestanding appliances to include fridge freezer and dishwasher. UPVC double glazed window to the rear aspect and radiator.

Utility Room

11'0" x 4'7" (3.36m x 1.42m)

A range of wall and base units with work surfacing over and tiled splashbacks, sink with drainer and mixer tap. Space and fittings for freestanding appliances to include fridge freezer and washer dryer.

Study/Bedroom Five

13'10" x 7'6" (4.22m x 2.31m)

A carped room, with radiator, built in storage cupboard housing the boiler and UPVC double glazed window to the front aspect.

Downstairs Shower Room

Incorporating a three-piece suite including a low flush WC, wash hand basin and walk in electric power shower, part tiled walls, radiator and UPVC double glazed window to the side aspect.

First Floor Landing

A carpeted landing space with access to the loft hatch and airing cupboard housing the water tank.

Bedroom One

11'3" x 10'9" (3.45m x 3.29m)

A carpeted double bedroom, with radiator, walk in wardrobe and two UPVC double glazed windows to the front aspect.. Access to the en-suite.

En-Suite

Incorporating a three-piece suite including a low flush WC, wash hand basin and walk in mains power shower, fully tiled walls, heated towel rail and UPVC double glazed window to the side aspect.

Bedroom Two

11'9" x 11'3" (3.59m x 3.45m)

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

Bedroom Three

12'8" x 8'2" (3.88m x 2.50m)

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

Bedroom Four

7'5" x 8'10" (2.27m x 2.71m)

A carped double bedroom, with radiator and UPVC double glazed window to the rear aspect.

Bathroom

Incorporating a three-piece suite including a low flush WC, wash hand basin and bath with tap shower fittings, fully tiled walls, heated towel rail and UPVC double glazed window to the rear aspect.

Outside

To the front of the property is a lawned garden with mature shrubs, pebbled space, and driveway with off street parking for up to two cars leading to the garage. The rear garden is primarily lawned with a paved seating area, mature shrubs, and fenced boundary. The garage, with power points, makes a fantastic space for additional storage.

Material Information:

Freehold

Property Construction: Brick

Water Supply: Mains

Sewerage: Mains

Heating: Mains Gas

Solar Panels: Yes - Owned Outright

Building Safety: No Obvious Risk

Restrictions: None

Rights and Easements: None

Planning Permissions/Building Regulations: Yes

Accessibility/Adaptions: None

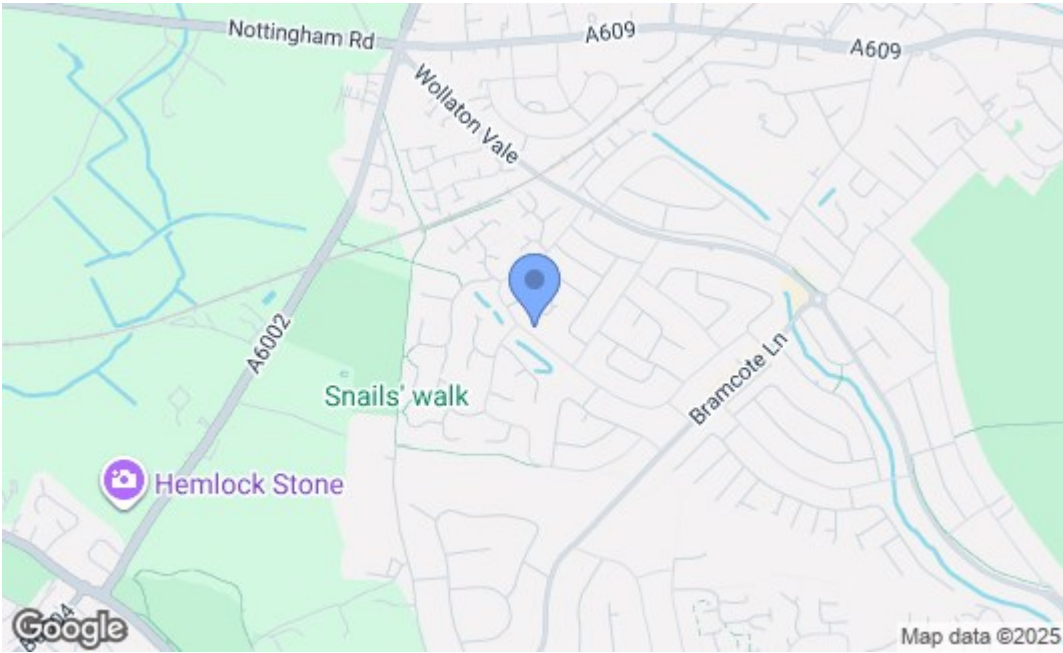
Has the Property Flooded?: No

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.



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ESTATE AGENTS



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		
	75	84
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		
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