Robert Ellis

look no further...

Smythson Drive,
Wollaton, Nottingham
NG8 2NW

£850,000 Freehold

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Nestled in the desirable area of Wollaton, this charming detached house on Smythson Drive offers a perfect blend of comfort and style. With an impressive layout, the property boasts three spacious reception rooms, providing ample space for both relaxation and entertaining. The well-appointed kitchen flows seamlessly into the dining area, making it an ideal setting for family gatherings or dinner parties.

The house features four generously sized bedrooms, ensuring that there is plenty of room for family members or guests. The two modern bathrooms are designed with both functionality and elegance in mind, catering to the needs of a busy household.

Outside, the property benefits from ample parking space and a detached double garage, a valuable asset in this sought-after location. The surrounding area is known for its friendly community and excellent local amenities, including shops, schools, and parks, making it a perfect choice for families.

This delightful home on Smythson Drive is not just a property; it is a place where memories can be made. With its spacious interiors and convenient location, it presents an excellent opportunity for those seeking a comfortable and stylish living environment in Wollaton.

Entrance Hall
Entrance door with double glazed flanking windows, radiator, stairs to the first floor, large cloak cupboard and doors to the WC, study, kitchen breakfast room, and lounge.

Lounge
23'11" x 14'10" (7.31m x 4.54m)
A carpeted reception room with double glazed window to the front, gas fire with Adam style mantle, two radiators, double glazed sliding patio doors to the rear, and French doors to the dining room.

Dining Room
13'3" x 12'5" (4.05m x 3.8m)
A carpeted reception room with double glazed sliding patio doors to the rear, and radiator.

Kitchen Breakfast Room
19'6" x 14'3" (5.96m x 4.35m)
Fitted with a range of wall, base and drawer units, work surfaces, sink with drainer unit and mixer tap, integrated double electric oven, inset gas hob with air filter over, tiled splashbacks, laminate flooring, integrated fridge, plumbing for a dishwasher, double glazed window to the rear and side, radiator, and door to the utility room.

Utility Room
9'9" x 5'5" (2.98m x 1.66m)
Fitted with wall and base units, work surfaces, space for a washing machine, tumble dryer and freezer, laminate flooring, radiator, double glazed window to the front, and door to the side.

Study
9'10" x 8'5" (3m x 2.58m)
A carpeted room with double glazed window to the front, and radiator.

Downstairs WC
Fitted with a low level WC, wash-hand basin inset to vanity unit, tiled splashbacks, heated towel rail, and double glazed window to the front.

First Floor Landing
With loft hatch, radiator, airing cupboard housing the hot water cylinder, large storage cupboard, and doors to the bathroom and four-bedrooms.

Bedroom One
14'4" x 13'4" (4.39m x 4.08m)
A carpeted double bedroom with double glazed window to the rear, side and front, two radiators, fitted wardrobes and door to the en-suite.

En-Suite
Incorporating a three-piece suite comprising: walk-in rainfall effect showerhead above, and further shower handset, wash-hand basin inset to vanity unit, WC, tiled walls, heated towel rail, double glazed window to the front, spotlights, and extractor fan.

Bedroom Two
15'5" x 10'2" (4.72m x 3.11m)
A carpeted double bedroom with double glazed window to the rear and radiator.

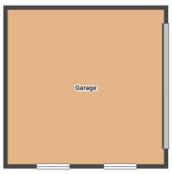
Bedroom Three
13'5" x 11'3" (4.1m x 3.43m)
A carpeted double bedroom with double glazed window to the front and radiator.

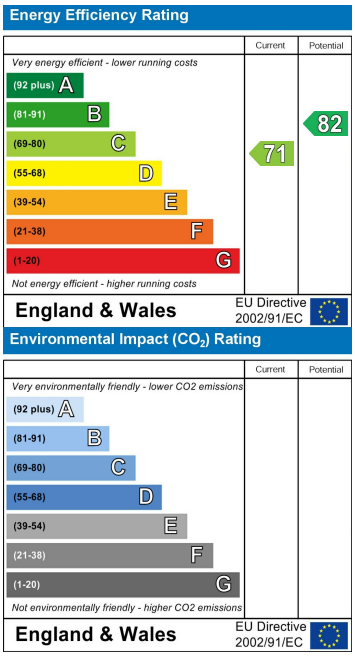
Bedroom Four
11'11" x 10'1" (3.65m x 3.09m)
A carpeted double bedroom with double glazed window to the rear, and radiator.

Bathroom
16'2" x 6'7" (4.93m x 2.03m)
Incorporating a five-piece suite comprising: panelled bath, walk-in shower with rainfall effect showerhead above, and further shower handset, his and hers double wash-hand basins inset to vanity unit, WC, tiled flooring and splashbacks, heated towel rail, double glazed window to the front, spotlights to ceiling, and extractor fan.

Outside
To the front of the property you will find a blocked paved driveway for off-road parking, a double detached garage, lawned gardens with mature trees and shrubs, stocked borders, and gated side access leading to the well-maintained private and enclosed rear garden, which includes a paved patio overlooking the lawn beyond, a range of mature trees and shrubs, stocked beds and borders, and a summer house.

Double Detached Garage
18'1" x 17'11" (5.52m x 5.48m)
With an electric up and over garage door to the front, two double glazed windows to the side, power points and lighting.





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.

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