

# Robert Ellis

*look no further...*



Brendon Road,  
Wollaton, Nottingham  
NG8 1HZ

**£360,000 Freehold**

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A traditionally styled and constructed 1950's three-bedroom detached house with a conservatory.

Having been well-maintained by the current vendors, this excellent house offers an appealing and versatile interior, that will doubtless be of appeal to a variety of potential purchasers and is considered an ideal for the needs of a family.

In brief the internal accommodation comprises: hallway, sitting room, dining room, conservatory and kitchen, rising to the first floor are two-double bedrooms, a single bedroom and bathroom.

Outside the property has a drive to the front, with a further area of gated drive beyond, and has established and mature gardens to both front and rear.

Ideally situated within a quiet close in the highly regarded suburb of Wollaton, with easy access to Wollaton Hall and Deer Park, excellent transport links, sought after local schools, shops and a wide variety of other facilities.





### Entrance Hallway

UPVC double glazed entrance door, radiator, stairs off to the first floor landing.

### Sitting Room

13'8" x 11'0" (4.17m x 3.36m )

UPVC double glazed bay window, radiator, and Adam style fire surround with marble hearth. Double doors leading to the dining room.

### Dining Room

12'8" x 10'11" (3.88m x 3.34m )

Radiator, double glazed patio doors leading through to the conservatory, and an Adam style fire surround with marble hearth.

### Conservatory

11'9" x 10'5" (3.60m x 3.20m )

UPVC double glazed windows, radiator and patio doors leading through to rear garden.

### Kitchen

13'8" x 6'5" (4.17m x 1.97m )

Fitted wall and base units, baxi combination boiler, work surfacing with tiled splashback, one and half bowl sink with mixer tap, inset electric hob with air filter above, and inset electric double oven and grill, plumbing for a washing machine and dish-washer, tiled flooring, radiator, UPVC double glazed window and door to the exterior, under stairs cupboard with UPVC double glazed window.

### First Floor Landing

UPVC double glazed window and doors leading into the bathroom and three bedrooms.

### Bedroom One

12'7" x 10'8" (3.86m x 3.26m )

UPVC double glazed window, radiator, and fitted wardrobes.

### Bedroom Two

13'10" x 10'8" (4.22m x 3.27m )

UPVC double glazed window, radiator, and fitted wardrobes.

### Bedroom Three

8'3" x 6'9" (2.54m x 2.06m )

UPVC double glazed window and radiator.

### Bathroom

9'1" x 6'7" (2.78m x 2.02m )

A four-piece suite comprising: WC, shower cubicle with

wall-mounted electric 'Galaxy' Shower, bath, wash-hand basin, fully tiled walls, radiator, UPVC double glazed window.

### Outside

To the front, the property has an established garden with a walled boundary, lawn, stocked beds and borders. The property has a drive, providing car standing, with double gates leading to a further area of drive with outside tap and power point. To the rear the property has a concrete garage base, with a wooden cabin, an established and private, mature garden, with lawns, blocked paved patio, low level lighting and various well stocked beds and borders, with shrubs and trees.

### 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

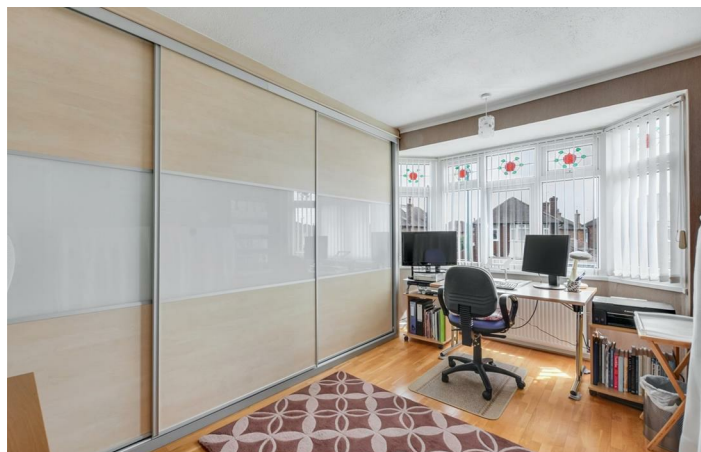
Accessibility/Adaptions: None

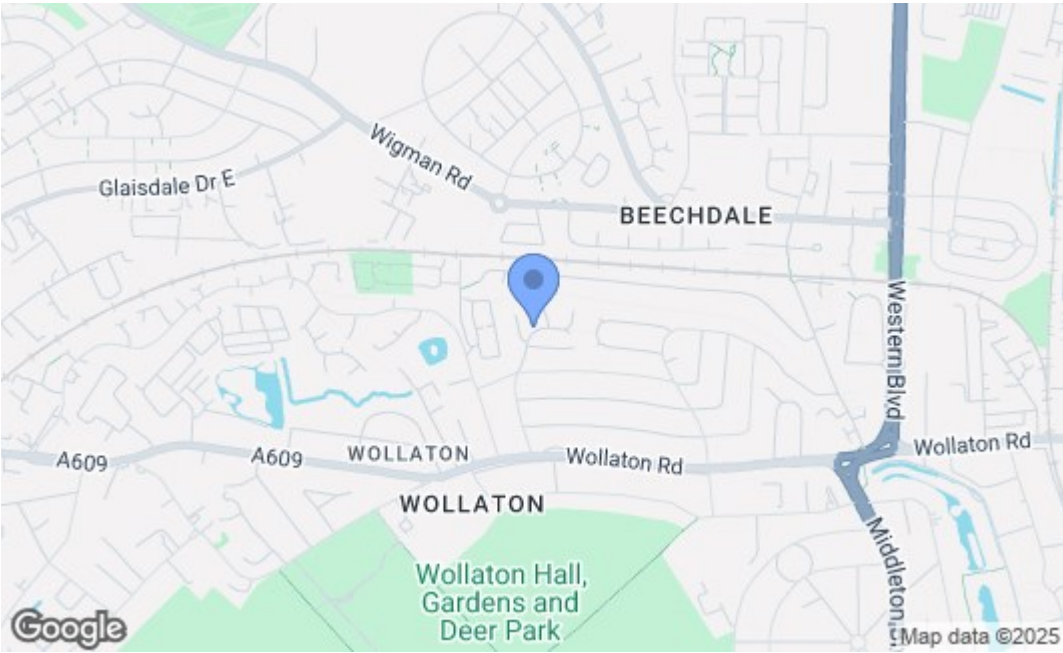
Does the property have spray foam in the loft?: No

Has the Property Flooded?: No

### Mining Search

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		
	54	73
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		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

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