



Woodbank Drive,  
Wollaton, Nottingham  
NG8 2QW

**Guide Price £375,000 -  
£395,000**



A modern three-bedroom, semi-detached property in a popular and convenient location.

Situated just a short walk to Wollaton Park, you are fantastically placed for access to a wide range of local amenities including shops, public houses, healthcare facilities and transport links.

This great property would be considered an ideal opportunity for a large variety of buyers including growing families or anyone looking to relocation to this desirable location.

In brief the internal accommodation comprises; an entrance hall, open plan living dining room, conservatory, newly fitted kitchen and downstairs WC. Then rising to the first floor are three well-proportioned bedrooms, bathroom and separate WC.

Outside the property to the front is a lawned garden with driveway leading to the garage. The enclosed garden is primarily lawned with a paved seating area and mature shrubs.

Having been recently fully refurbished by the current homeowner, including a new contemporary kitchen and shower room, this delightful 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

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

### Open Plan Living Room

25'3" x 11'10" (7.70m x 3.63m)

A spacious open plan reception room, with laminate flooring, two radiators, UPVC double glazed window to the front aspect and UPVC double glazing sliding door to the conservatory.

### Conservatory

9'8" x 7'7" (2.95m x 2.33m)

Access from the dining room, the conservatory has laminate flooring, with radiator and UPVC double glazed sliding door to the rear garden.

### Kitchen

14'5" x 7'10" (4.41m x 2.39m)

Recently fitted range of wall and base units with work surfacing over, one and a half bowl sink with mixer tap and drainer, inset electric hob with extractor fan above and integrated electric oven. Space and fittings for freestanding appliances to include fridge freezer and dishwasher. UPVC double glazed window to the rear aspect and access to the pantry cupboard.

### Downstairs WC & Utility Room

Low flush WC and wash hand basin. Space and fittings for a freestanding washing machine and access to the garage.

### First Floor Landing

A carpeted landing space with UPVC double glazed window to the side aspect and access to the loft hatch.

### Bedroom One

13'10" x 11'11" (4.22m x 3.64m)

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

### Bedroom Two

11'1" x 10'11" (3.40m x 3.34m)

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

### Bedroom Three

8'0" x 6'11" (2.45m x 2.12m)

Good sized third bedroom, with carpeted flooring, radiator and UPVC double glazed window to the front aspect.

### Bathroom

Incorporating a pedestal wash hand basin, walk in mains powered shower, aqua splash back panelling, heated towel rail, cupboard housing the boiler and UPVC double glazed window to the rear aspect.

### WC

Low flush WC and UPVC double glazed window to the side aspect.

### Outside

To the front of the property is a lawned garden with driveway leading to the garage. Enclosed rear garden is primarily lawned with a paved seating area, mature shrubs and fenced boundaries.

### Garage

Electric door with power points and light fittings.

### 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

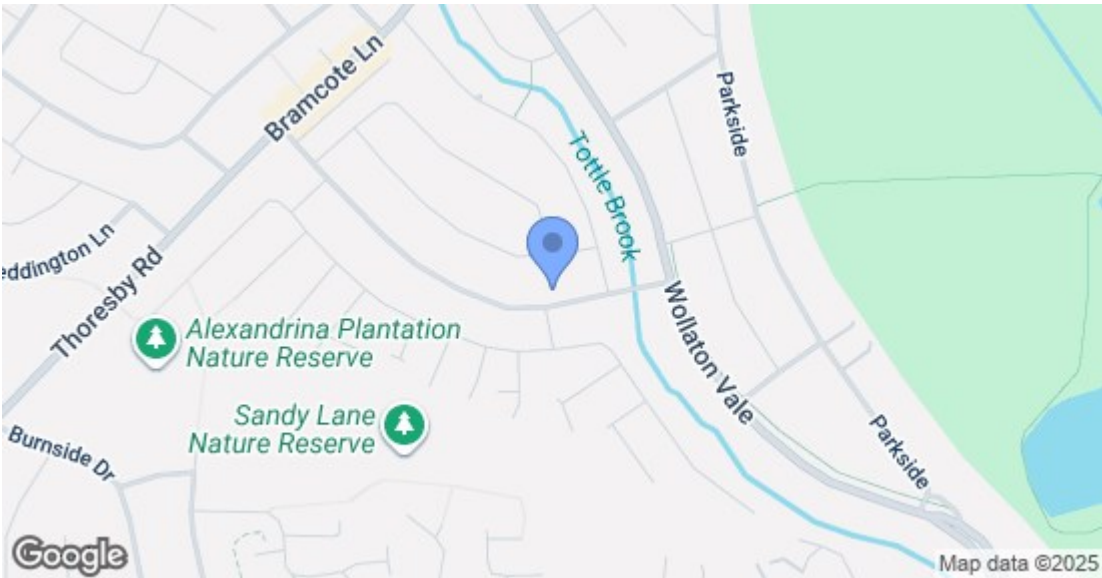
Does the property have spray foam in the loft?: No

Has the Property Flooded?: No

### 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 <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		
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