



Middleton Boulevard,  
Wollaton, Nottingham  
NG8 1FY

**£400,000 Freehold**



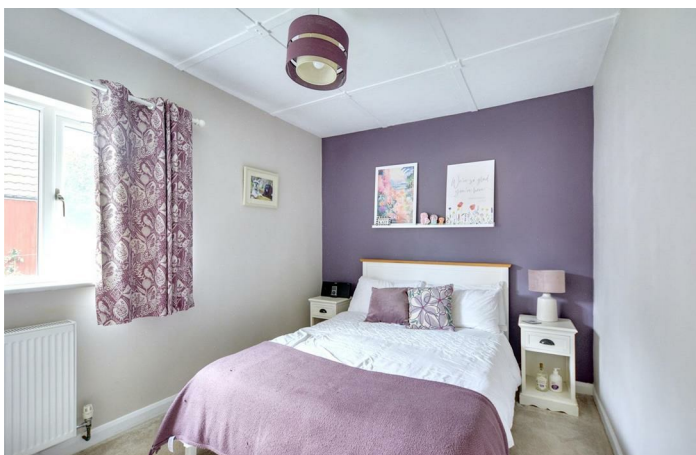


Situated in the sought-after area of Wollaton, this delightful bungalow offers a perfect blend of comfort and convenience. With four spacious bedrooms, this property is ideal for families or those seeking extra space for guests or a home office. The well-appointed reception rooms provides a welcoming atmosphere, perfect for relaxation or entertaining friends and family.

The bungalow features two modern bathrooms, ensuring that morning routines run smoothly for everyone in the household. The layout is thoughtfully designed to maximise space and light, creating a warm and inviting environment throughout.

One of the standout features of this property is the ample parking available plus a garage a rare find in many urban settings. This added convenience allows for easy access and flexibility for residents and visitors alike.

Situated in a desirable area, this bungalow is close to local amenities, schools, and parks, making it an excellent choice for those who appreciate both tranquillity and accessibility. Whether you are looking to settle down in a family-friendly neighbourhood or seeking a peaceful retreat, this property on Middleton Boulevard is sure to impress. Don't miss the opportunity to make this charming bungalow your new home.



### Entrance Hall

A composite entrance door, laminate flooring, stairs to the first floor and doors leading into two bedrooms, shower room and lounge.

### Lounge

14'7" x 11'6" (4.46m x 3.52m )

UPVC double glazed bay window to the front, laminate flooring, two radiators, feature fire place with tiled hearth and Adam style mantle, useful storage cupboard and door leading into the kitchen diner.

### Kitchen Diner

17'7" x 8'6" (5.36m x 2.6m )

Fitted with a range of wall, base and drawer units, oak work surfaces, Belfast style sink with mixer tap, integrated electric oven with inset gas hob above and extractor fan over, integrated fridge freezer and dishwasher, two radiators, laminate flooring, kitchen pantry, UPVC double glazed window to the rear, UPVC double glazed French doors to the rear, and door leading into the bar/lean to.

### Bar/Lean To

15'7" x 5'8" (4.77m x 1.75m )

A versatile room. with UPVC double glazed windows to the side, laminate flooring, French doors to the rear, and door to the storage cupboard with plumbing for a washing machine.

### Shower Room

Incorporating a three piece-suite comprising: corner shower with rainfall effect shower over and further shower handset, WC and wash-hand basin inset to vanity unit, part tiled walls, tiled flooring, wall-mounted heated towel rail, extractor fan and UPVC double glazed window to the rear.

### First Floor Landing

With stairs rising from the ground floor, carpet flooring, feature Velux window and doors leading into two bedrooms and bathroom.

### Bedroom Three

16'4" x 14'5" (5m x 4.4m )

Two feature Velux windows, carpet flooring, and radiator.

### Bedroom Four

16'4" x 9'2" (5m x 2.8m )

Two Velux windows, carpet flooring, and radiator.

### Bathroom

Incorporating a three-piece suite comprising: panelled bath with shower handset, wash-hand basin inset to vanity unit, WC, part tiled walls, tiled flooring, electric shaver point, radiator, and feature Velux window.

### Outside

To the front of the property you will find a blocked paved driveway providing ample off-road parking, with the garage beyond, to the side there is a generous garden which is mainly laid to lawn with stocked beds and borders with mature shrubs and trees. To the rear of the property there is a private and enclosed rear garden, which is mainly laid to lawn and features a decking area, well stocked beds and borders with mature shrubs and trees, and fence boundaries.

### Material Information:

Freehold

Property Construction: Crane

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: Building regulations obtained for loft conversion

Accessibility/Adaptions: None

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

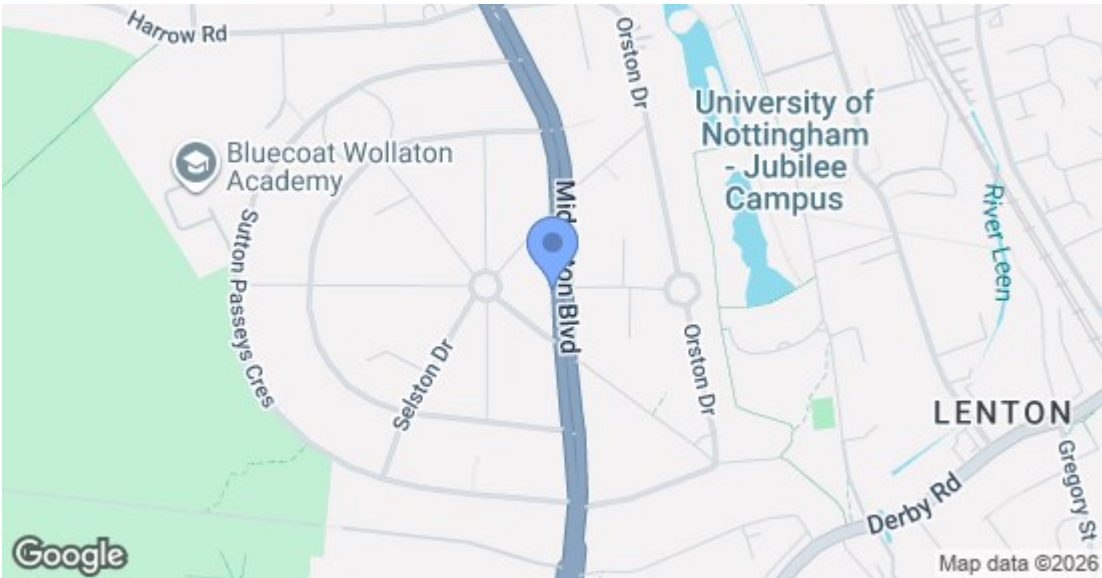
Has the Property Flooded?: No

### 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		82
(81-91) B		
(69-80) C	69	
(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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