



Kilverton Close,
Wollaton, Nottingham
NG8 1EF

£325,000 Freehold



A spacious two bedroom detached bungalow with a detached garage.

Situated in a quiet and peaceful cul-de-sac, well placed for a range of local shops and amenities including, schools, healthcare facilities, transport links and Wollaton Hall and Deer Park , this wonderful bungalow is considered an ideal opportunity for a variety of incoming purchaser including those looking to downsize locally or to relocate to this desirable location.

In brief the internal accommodation comprises; entrance hallway, lounge, dining room, kitchen and two bedrooms and bathroom to the ground floor and a loft room.

Outside to the front of the property there is low maintenance lawned garden, driveway, garage and a private and enclosed rear garden.

Offered to the market with the benefit of no upward chain and gas central heating throughout, an early internal viewing comes highly recommended in order to be fully appreciated.



Entrance Hallway

UPVC double glazed entrance door to front, laminate flooring, loft room access and radiator.

Lounge

14'3" x 11'4" (4.36m x 3.46m)

UPVC double glazed bay window to the rear, carpet flooring and radiator.

Dining Room

11'4" x 8'5" (3.47m x 2.58m)

UPVC double glazed window to the front and wooden window to the side, laminate flooring and radiator.

Kitchen

11'4" x 8'3" (3.46m x 2.53m)

Fitted with a range of wall, base and drawer units, rolled edged work surfaces, sink and drainer unit with mixer tap, gas cooker point with extractor fan over, space and plumbing for washing machine, further useful appliance space, tiling to walls and floor, wall mounted combination boiler, radiator, UPVC double glazed window to the rear and double glazed door to the side.

Bedroom One

11'4" x 11'2" (3.46m x 3.42m)

UPVC double glazed window to the rear and wooden window to the side, carpet flooring and radiator.

Bedroom Two

11'2" x 8'5" (3.42m x 2.58m)

UPVC double glazed bay window to the front, carpet flooring and radiator.

Bathroom

Fitted with a three piece suite comprising; panelled bath with electric shower over, pedestal wash hand basin, low level WC, panelled wall finish, radiator and obscure wooden window to the front.

Loft Room

11'6" x 10'8" (3.52m x 3.27m)

UPVC double glazed window to the front, carpet flooring and radiator.

Outside

To the front of the property there is a low maintenance lawned garden with mature shrubs and a paved footpath leading to the entrance door, to the side a generous driveway provides ample off road parking with the detached garage beyond. To the the rear of the property there is a private and enclosed garden which is mainly laid to lawns and features a raised patio seating area, mature trees and shrubs, a timber shed and green house.

Garage

18'10" x 18'10" (5.76m x 5.76m)

Up and over door to the front, light and power, window to the rear and pedestrian door to the side.

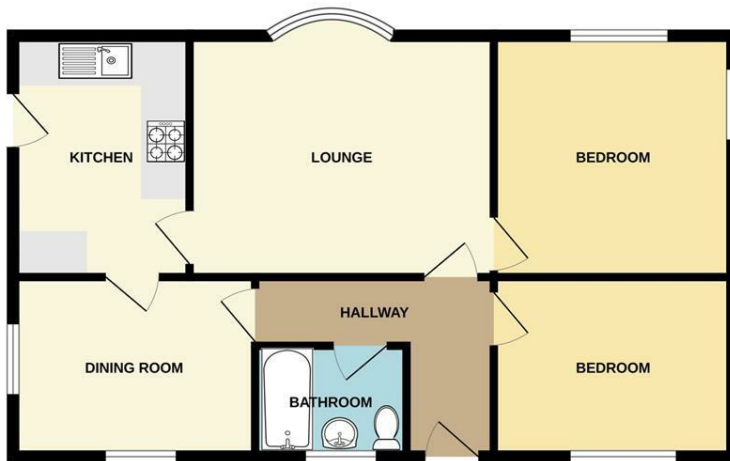
Council tax Band

Nottingham City Council Band C

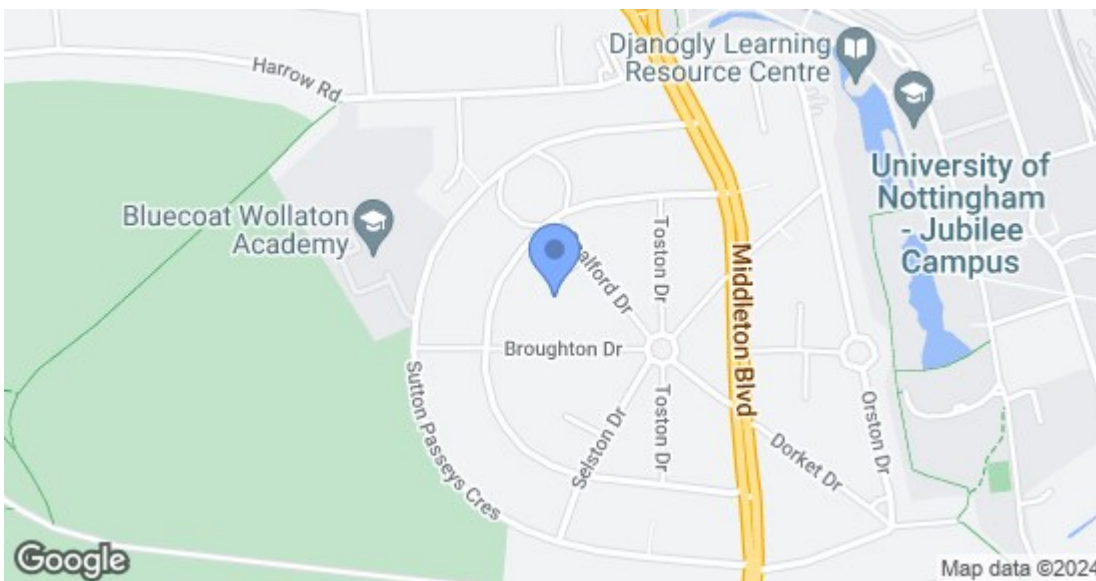
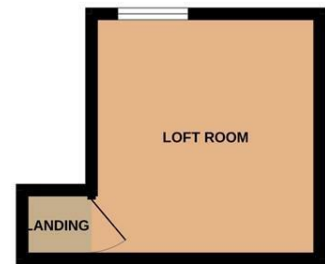




GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			79
(55-68) D		62	
(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 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			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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.