



Welwyn Road  
Wollaton, Nottingham NG8 2DD

AN EXTENDED THREE BEDROOM SEMI  
DETACHED HOUSE.

**£260,000 Freehold**



An extended three bedroom semi detached house.

Situated on a quiet residential street in this popular suburb of Wollaton. Ideally placed for both families and commuters alike, as schools for all ages are within easy reach, as is a regular bus service and good road networks leading to Nottingham city centre and both Junctions 25 and 26 of the M1 motorway. Further benefits to the area include Wollaton Hall & Country Park, and both Nottingham's Queens Medical Centre and University are within easy reach.

The property has been extended to the ground floor and benefits from gas fired central heating and double glazing. The accommodation comprises entrance hall, lounge, extended dining sitting room, useful utility room, cloaks/WC and fitted kitchen. To the first floor the landing provides access to three bedrooms and bathroom/WC.

Off-street parking is provided at the front and the side of the house, the property enjoys good size rear gardens.

Ideal for first time buyers or young families. Internal viewing is recommended.



#### ENTRANCE HALL

Double glazed window, front entrance door, radiator, stairs to the first floor.

#### LOUNGE

13'6" into bay x 12'5" (4.14 into bay x 3.80)

Radiator, double glazed bay window to the front.

#### DINING/SITTING ROOM

18'6" x 9'10" (5.64 x 3.02)

Radiator, double glazed patio door to the rear garden.

#### KITCHEN

12'7" x 6'2" (3.86 x 1.9)

Fitted range of wall, base and drawer units with work surfacing and inset stainless steel one and half bowl sink unit with single drainer. Gas cooker point, double glazed window to the rear. Rear exit door.

#### UTILITY ROOM

Plumbing for a washing machine, wall mounted gas combination boiler (for central heating and hot water). Door to cloakroom.

#### CLOAKS/WC

Incorporating a two piece suite comprising wash hand basin and low flush WC. Double glazed window.

#### FIRST FLOOR LANDING

Radiator, double glazed window. Doors to bedrooms and bathroom.

#### BEDROOM ONE

11'11" x 8'9" (3.64 x 2.67)

Radiator, fitted wardrobes, double glazed window to the front.

#### BEDROOM TWO

10'0" x 9'9" (3.05 x 2.98)

Radiator, double glazed window to the rear.

#### BEDROOM THREE

8'7" reducing to 6'11" x 6'2" (2.63 reducing to 2.11 x 1.9)

Loft hatch, radiator, double glazed window to the front.

#### BATHROOM

6'0" x 5'8" (1.84 x 1.74)

Three piece suite comprising wash hand basin, low flush WC, bath with electric shower over. Partially tiled walls, heated towel rail, double glazed window.

#### OUTSIDE

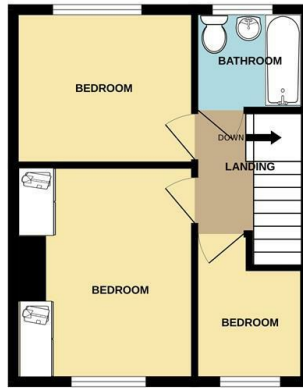
Partially enclosed front garden, driveway providing off-street parking. To the rear the garden is enclosed with patio, lawn, flower/shrub beds and garden shed. At the foot of the plot there is gated access to a footpath which leads onto Torvill Drive giving ease of access to a regular bus service and shortcut to the Lidl Supermarket.



GROUND FLOOR  
467 sq.ft. (43.4 sq.m.) approx.



1ST FLOOR  
323 sq.ft. (30.0 sq.m.) approx.



TOTAL FLOOR AREA: 790 sq.ft. (73.4 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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| Energy Efficiency Rating  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs                     |  |                         |           |
| (92 plus) A   |  |                         | 83        |
| (81-91) B   |  | 61                      |           |
| (69-80) C   |  |                         |           |
| (55-68) D   |  |                         |           |
| (39-54) E   |  |                         |           |
| (21-38) F   |  |                         |           |
| (1-20) G  |  |                         |           |
| Not energy efficient - higher running costs                     |  |                         |           |
| <b>England &amp; Wales</b>                                      |  | EU Directive 2002/91/EC |           |
| <b>Environmental Impact (CO<sub>2</sub>) Rating</b>             |  |                         |           |
| 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 |  |                         |           |
| <b>England &amp; Wales</b>                                      |  | EU Directive 2002/91/EC |           |

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