



Wollaton Road,  
Wollaton, Nottingham  
NG8 1HQ

**£350,000 Freehold**





A traditional three-bedroom, detached property with the benefit of no upward chain.

Situated within Wollaton you are positioned within a wealth of local amenities on your doorstep including shops, highly reputable schools such as Bluecoat Academy, Middleton Primary and Fernwood, restaurants, Wollaton Hall and Deer Park, the Queens Medical Centre and excellent transport links.

This fantastic property would suit a large variety of buyers who are ready to put their own stamp on their next purchase, this would include growing families, professional couples or anyone looking to relocate to this convenient spot.

In brief the internal accommodation comprises; entrance hall, living room, dining room, and kitchen to the ground floor. Then rising to the first floor are three bedrooms, bathroom, and separate WC.

To the front of the property is a lawned garden with driveway, offering off-parking, and to the rear there is a generous private and enclosed rear garden.

With the advantage of gas central heating and UPVC double glazing throughout this property is well worthy of an early internal viewing.



### Entrance Hall

UPVC double glazed door through to a carpeted hallway, with radiator and access to the under stairs storage cupboard.

### Lounge

15'9" x 11'1" (4.82m x 3.38m )

Carpeted room, with radiator, gas fire and UPVC double glazed bay window to the front aspect.

### Dining Room

15'10" x 11'1" (4.85m x 3.38m )

Carpeted room, with radiator, gas fire and UPVC double glazed window and door to the rear garden.

### Kitchen

9'10" x 7'11" (3.01m x 2.43m )

A range of wall and base units with work surfaces over and tiled splashbacks, sink with drainer and mixer tap, inset electric oven, and gas hob. Space and fittings for freestanding appliances to include washing machine and fridge freezer. Access to the pantry cupboard and UPVC double glazed window and door to the side passage.

### First Floor Landing

UPVC double glazed window to the side.

### Bedroom One

15'8" x 11'1" (4.78m x 3.40m )

Carpeted room, with radiator, fitted wardrobes and UPVC double glazed bay window to the front aspect.

### Bedroom Two

13'11" x 11'1" (4.26m x 3.39m )

Carpeted room, with radiator, fitted wardrobes and UPVC double glazed window to the rear aspect.

### Bedroom Three

8'2" x 7'11" (2.51m x 2.42m )

Laminate flooring, with radiator and UPVC double glazed window to the front aspect.

### Bathroom

Incorporating a three-piece suite to include bath, walk in shower, wash hand basin, fully tiled walls, radiator and UPVC double glazed window to the rear aspect.

### Separate WC

Low flush wc, fully tiled walls and UPVC double glazed window to the side aspect.

### Outside

To the front of the property is a lawned garden with mature shrubs and driveway for off street parking, gated side access leads to the generous, private and enclosed rear garden, which is mainly laid to lawn and features a paved seating area, mature shrubs, two timber sheds, garage and fence boundaries.

### Garage

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

### 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

Has the Property Flooded?: No

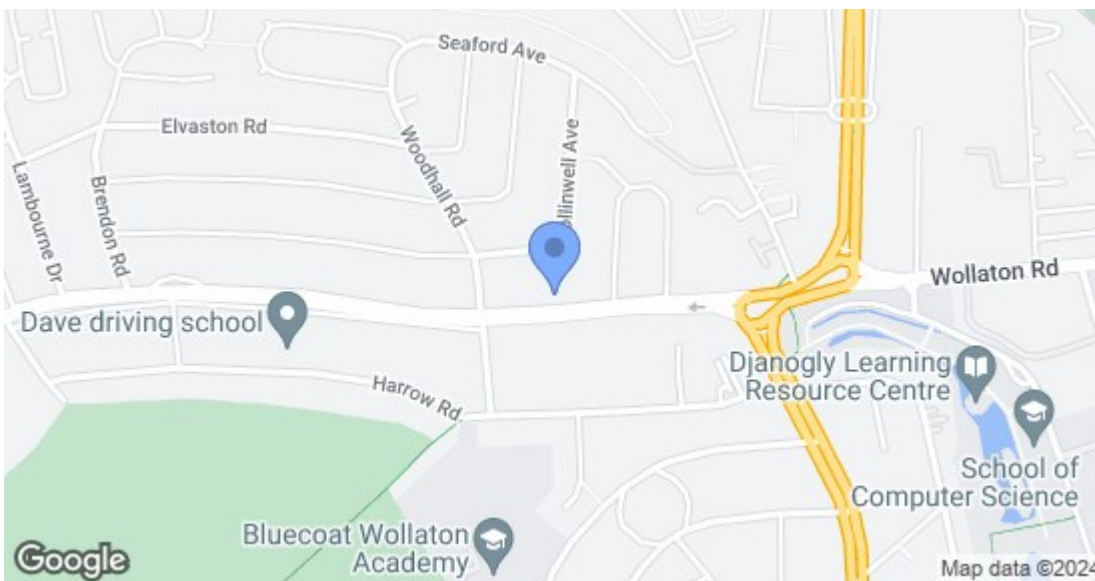
### Disclaimer:

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.





**Robert Ellis**  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lowest running costs			
192 plus	A		
161-191	B		
136-160	C		
105-135	D		
81-104	E		
61-80	F		
41-60	G		
Not energy efficient - highest running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
192 plus	A		
161-191	B		
136-160	C		
105-135	D		
81-104	E		
61-80	F		
41-60	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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