Robert Ellis

look no further...







Wollaton Paddocks,
Wollaton, Nottingham
NG8 2ED

£260,000 Freehold



An extended two bedroom, detached bungalow with the benefit of no upward chain.

Tucked away in a quiet cul-de-sac in Wollaton, you are ideally placed for access to a wide range of amenities including shops, schools, Wollaton Park, supermarkets and transport links.

This spacious property would be considered an idea opportunity for a large variety of buyers including anyone looking to downsize locally or anyone looking to relocate to this popular and convenient location.

In brief the internal accommodation comprises; an entrance hall, living dining room, conservatory, breakfast kitchen, two double bedrooms and bathroom..

Outside the property, to the front is a lawned space with driveway leading to the detached garage. The enclose rear garden is then paved keeping it low maintenance with space for a shed.

This delightful bungalow is offered to the market with gas central heating, UPVC double glazing throughout and is well worthy of an early internal viewing.





Entrance Hall
UPVC double glazed door through to the entrance hall with laminate flooring and access to a useful storage cupboard.

Living Dining Room
24'9" x 10'9" (7.55m x 3.30m)
A carpeted reception room, with radiator, gas fire and UPVC double glazed sliding door to the conservatory and door to the rear garden.

Conservatory
11'10" x 9'5" (3.62m x 2.88m)
Accessed through the living room, with tiled flooring and UPVC double glazed windows and French doors out to the rear garden.

Kitchen
13'5" x 8'6" (4.10m x 2.60m)
A range of wall and base units with work surfacing over and tiled splashbacks, sink with mixer tap and drainer, inset electric hob and integrated electric oven. Space and fittings for freestanding appliances to include fridge, freezer and washing machine. UPVC double glazed window to the side passage and door to the rear garden.

Inner Hallway
Access to the loft hatch.

Bedroom One
15'3" x 9'4" (4.65m x 2.86m)
A carpeted double bedroom, with radiator, fitted wardrobes and UPVC double glazed window to the front aspect.

Bedroom Two
12'1" x 10'1" (3.69m x 3.09m)
Double bedroom, with laminate flooring, radiator, fitted wardrobes and UPVC double glazed window to the front aspect.

Bathroom
A three piece suite comprising a low flush WC, pedestal wash hand basin and fitted bath with part tiled walls, radiator 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 and gated rear access. The rear garden is lawned with mature shrubs and shed.

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.





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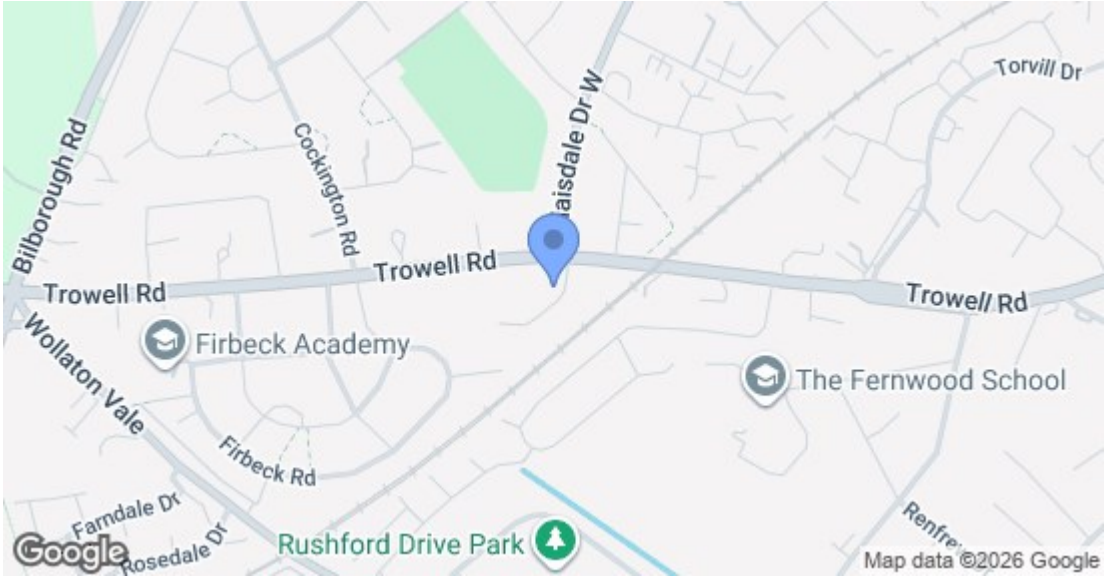

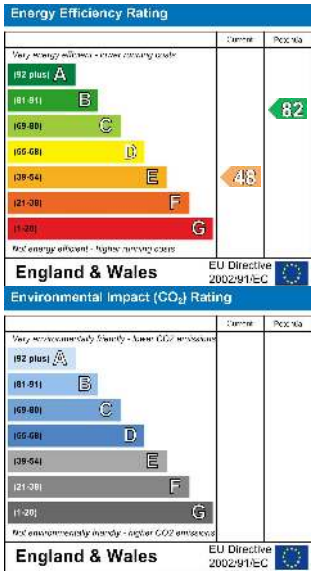

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