



Woodbank Drive,
Wollaton, Nottingham
NG8 2QU

£495,000 Freehold



This splendid detached house on Woodbank Drive is an ideal haven for growing families. Boasting four/five spacious bedrooms, this property offers ample room for everyone to enjoy their own space. The layout includes two inviting reception rooms, perfect for both relaxation and entertaining guests.

With three well-appointed bathrooms, morning routines will be a breeze, ensuring that the household runs smoothly. The property also features convenient parking, providing ease and accessibility for family and visitors alike.

The surrounding area is known for its family-friendly atmosphere, with local amenities, parks, and schools within easy reach. This home presents a wonderful opportunity for those seeking a comfortable and spacious living environment in a vibrant community. Don't miss the chance to make this delightful property your own.



Entrance Hall

UPVC double glazed entrance door with flanking windows, laminate flooring, stairs to the first floor, radiator, a cloak cupboard, understairs storage cupboard and doors to the WC, kitchen and lounge.

Lounge

25'3" x 10'11" (7.7m x 3.34m)

A carpeted reception room with two radiators, UPVC double glazed window to the front, log-burner with timber mantle, door to the kitchen and bi-fold doors to the dining room.

Dining Room

10'7" x 7'10" (3.24m x 2.4m)

A carpeted reception room with radiator, UPVC double glazed French doors with flanking windows to the rear patio and opening into the kitchen.

Kitchen

17'10" x 7'11" (5.46m x 2.43m)

Fitted with a range of wall, base and drawer units, work-surfaces, sink with drainer and a mixer tap, integrated double electric oven, inset electric hob with extractor fan over, tiled flooring and splashbacks, plumbing for a dishwasher, integrated fridge, electric underfloor heating, UPVC double glazed window to the rear, radiator and door to the utility room.

Utility

9'10" x 6'5" (3.01m x 1.97m)

Tiled flooring, plumbing for a washing machine and tumble dryer, space for a fridge freezer, UPVC double glazed door with flanking windows to the side and doors to the garage and bedroom five/study.

Bedroom Five/Study

9'11" x 9'11" (3.04m x 3.04m)

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

Downstairs WC

Fitted with a WC, corner wash-hand basin, tiled flooring and splashbacks and extractor fan.

First Floor Landing

With a large built-in storage cupboard, loft-hatch and doors to the bathroom and four bedrooms.

Bedroom One

16'6" x 11'0" (5.04m x 3.36m)

A carpeted double bedroom with two built-in walk-in wardrobes, radiator, UPVC double glazed window to the rear and a door to the Jack & Jill en-suite.

Jack & Jill En-Suite

Incorporating a three-piece suite comprising corner shower with electric shower over, wall-mounted wash-hand basin, WC, tiled walls, UPVC double glazed window to the rear, radiator, extractor fan and a door to bedroom four.

Bedroom Four

10'7" x 9'10" (3.23m x 3.02m)

A carpeted double bedroom with UPVC double glazed window to the rear, walk-in wardrobe and radiator.

Bedroom Two

13'10" x 12'0" (4.23m x 3.67m)

A carpeted double bedroom with fitted wardrobes, UPVC double glazed window to the front and radiator.

Bedroom Three

10'7" x 9'10" (3.25m x 3m)

A carpeted double bedroom with UPVC double glazed window to the front, radiator and door to the en-suite.

En-Suite

Incorporating a three-piece suite comprising corner shower with electric shower over, wall-mounted wash-hand basin, WC, tiled walls, radiator, extractor fan and UPVC double glazed window to the side.

Bathroom

Incorporating a four-piece suite comprising panelled bath, corner shower with mains controlled shower over, wall-mounted wash-hand basin, WC, tiled walls, radiator, UPVC double glazed window to the side and extractor fan.

Outside

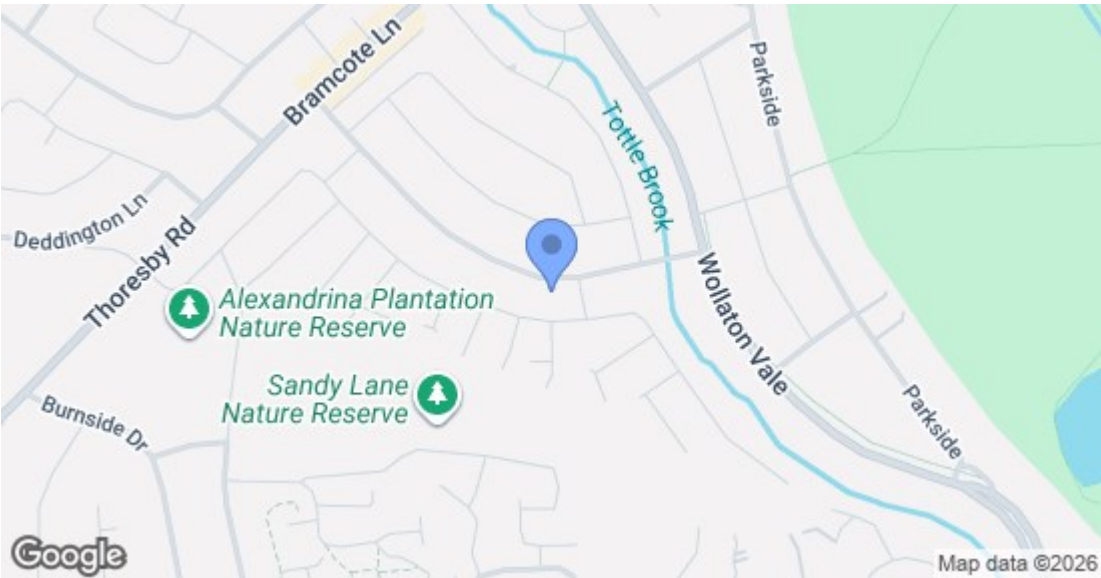
To the front of the property you will find a driveway providing ample off-road parking, a lawned garden with stocked borders and side access leading to the enclosed rear garden which includes a paved patio with the raised lawn and second patio beyond, stocked beds and borders, mature shrubs and fence boundaries.

Integral Garage

18'5" x 9'11" (5.62m x 3.04m)

With an up and over garage door to the front, Belfast sink, light and power and a UPVC door to the side which accesses the garden,





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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 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.