

HoldenCopley

PREPARE TO BE MOVED

Wollaton Road, Wollaton, Nottinghamshire NG8 2AA

Guide Price £750,000 - £775,000

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STUNNING VIEWS...

Nestled in a sought-after location with stunning views over Wollaton Hall Gardens and Deer Park, this well-presented detached house is the perfect home for a growing family. Situated in the catchment area for Fernwood School and close to shops, The Wollaton Pub & Kitchen and the Admiral Rodney and other local amenities, this property also boasts superb transport links Via the A52 and M1. The ground floor features a welcoming porch and hallway with a convenient W/C. The living room, adorned with a bay window, offers a cosy retreat. The spacious living and dining room with and a slated fireplace and is illuminated by double French doors that open to the rear garden. The newly modern fitted kitchen complete with double French doors, ensures effortless access to outdoor dining and entertaining. Additionally, a versatile room currently used as a playroom also features French doors to the rear garden and access to a utility room leading to the garage. Upstairs, the main bedroom benefits from a bay window offering beautiful views and an en-suite bathroom. Four additional bedrooms share a newly fitted four-piece bathroom suite. Outside, the property is equally impressive. The front garden features planted borders with established trees, bushes, and shrubs, along with an electric vehicle charging point. A block-paved driveway for up to five vehicles leads to the garage with a split door. Access to the rear garden via the side of the property. The enclosed rear garden is a private oasis with a patio, a shed, planted borders with mature shrubs, bushes, and trees, all surrounded by a fence-panelled boundary. This detached house combines modern living with picturesque surroundings, making it an ideal family home.

MUST BE VIEWED





- Detached House
- Five Bedrooms
- Three Reception Rooms
- Fitted Kitchen & Utility Room
- En-suite To The Master Bedroom
- Four Piece Bathroom Suite & Ground Floor W/C
- Garage & Driveway
- Enclosed Rear Garden
- Sought After Location
- Must Be Viewed





GROUND FLOOR

Porch

6'0" x 9'3" (1.85m x 2.84m)

The porch has tiled flooring, full height wood-framed windows to the front and side elevation, and double doors providing access into the accommodation.

Entrance Hall

8'6" x 14'9" (2.60m x 4.50m)

The entrance hall has wooden flooring, carpeted stairs, a radiator, panelled feature walls, an in-built under-stair cupboard, stained-glass windows to the front and side elevation, a wall-mounted security alarm panel, and a single wooden door with stained-glass inserts providing access into the accommodation.

Living Room

11'7" x 16'4" (3.55m x 4.99m)

The living room has a UPVC double-glazed stained-glass bay window to the front elevation, carpeted flooring, a curved radiator, coving to the ceiling, a cast-iron feature fireplace with a decorative surround, and a TV point.

W/C

5'5" x 5'7" (1.67m x 1.72m)

This space has a low level dual flush W/C, a wash basin, tiled flooring, partially tiled walls, a radiator, recessed spotlights, an extractor fan, and a UPVC double-glazed obscure window to the side elevation.

Kitchen

21'1" x 8'8" (6.43m x 2.65m)

The kitchen has a range of fitted gloss base and wall units with Quartz worktops and breakfast bar, an undermount sink and a half with a swan neck mixer tap and drainer, two integrated ovens, an induction hob with an extractor fan, an integrated dishwasher, space for an American-style fridge freezer, Karndean flooring, recessed spotlights, a half-vaulted ceiling with a Velux window, a radiator, UPVC double-glazed windows to the side and rear elevation, and double French doors opening out to the rear garden.

Living / Dining Room

12'1" x 26'8" (3.70m x 8.13m)

This versatile space has Karndean flooring, a ceiling rose, a picture rail, two radiators, a half-vaulted ceiling with two Velux windows, UPVC double-glazed windows to the rear elevation, and double French doors opening out to the rear garden.

Play Room

8'11" x 13'1" (2.74m x 3.99m)

This room has Karndean flooring, a radiator, a half-vaulted ceiling with a Velux window, UPVC double-glazed windows to the rear elevation, and double French doors opening out to the rear garden.

Utility Room

7'11" x 8'3" (2.42m x 2.52m)

The utility room has fitted base and wall units with a rolled edge worktop, a stainless steel sink and a half with a mixer tap and drainer, space and plumbing for a washing machine and a separate tumble-dryer, tiled flooring, tiled splashback, and a radiator.

Garage

16'6" x 8'5" (5.03m x 2.59m)

The garage has fitted wall units, lighting, and double doors opening out onto the front driveway.

FIRST FLOOR

Landing

7'8" x 24'7" (2.34m x 7.50m)

The landing has a UPVC double glazed window on the side, carpeted flooring, and provides access to the loft and first floor accommodation.

Bedroom One

11'7" x 16'7" (3.54m x 5.07m)

The first bedroom has a UPVC double glazed bay window to the front elevation, a radiator, carpeted flooring, and access into the en-suite.

En-Suite

2'11" x 8'2" (0.89m x 2.50m)

The en-suite has a concealed dual flush W/C, a vanity style wash basin, a shower enclosure with a wall-mounted shower fixture, recessed spotlights, floor-to-ceiling tiling, and tiled flooring.

Bedroom Two

10'7" x 11'6" (3.25m x 3.52m)

The second bedroom has a UPVC double glazed window to the rear elevation, a radiator, and carpeted flooring.

Bedroom Three

13'1" x 8'4" (4.00m x 2.55m)

The third bedroom has a UPVC double glazed window to the front elevation, a radiator, fitted wardrobes, and carpeted flooring.

Bedroom Four

8'7" x 10'5" (2.62m x 3.20m)

The fourth bedroom has a UPVC double glazed bow window to the front elevation, a radiator, and carpeted flooring.

Bedroom Five

8'4" x 12'9" (2.56m x 3.91m)

The five bedroom has a UPVC double glazed window to the rear elevation, a radiator, and carpeted flooring.

Bathroom

10'0" x 8'6" (3.07m x 2.60m)

The bathroom has two UPVC double glazed obscure windows to the side and rear elevation, a low level flush W/C, a countertop wash basin, a freestanding bath with a central wall-mounted mixer tap and handheld shower fixture, a double wall-in shower enclosure with a wall-mounted shower fixture with a rainfall and handheld shower head, a heated towel rail, a horizontal radiator, recessed spotlights, floor-to-ceiling tiling, and tiled flooring

OUTSIDE

Front

To the front of the property is planted borders with established trees, bushes and shrubs, an electrical vehicle charging point, a block paved driveway leading to a garage with a split door, and access to the rear garden.

Rear

To the rear of the property is an enclosed garden with a patio, a shed, planted borders with established shrubs, bushes and trees, and fence panelled boundary.

ADDITIONAL INFORMATION

Phone Signal – Mostly 3G / 4G available

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Sewage – Mains Supply

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band F

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

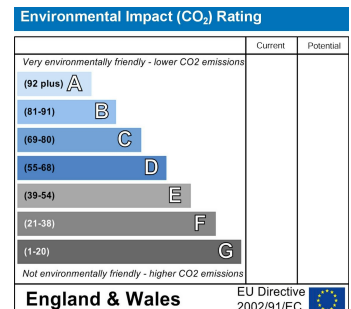
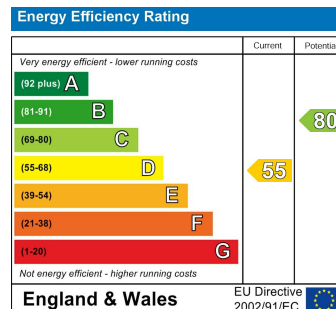
The vendor has advised the following:

Property Tenure is Freehold

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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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