

# HoldenCopley

PREPARE TO BE MOVED

Wollaton Road, Wollaton, Nottinghamshire NG8 1GN

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Guide Price £425,000 - £475,000

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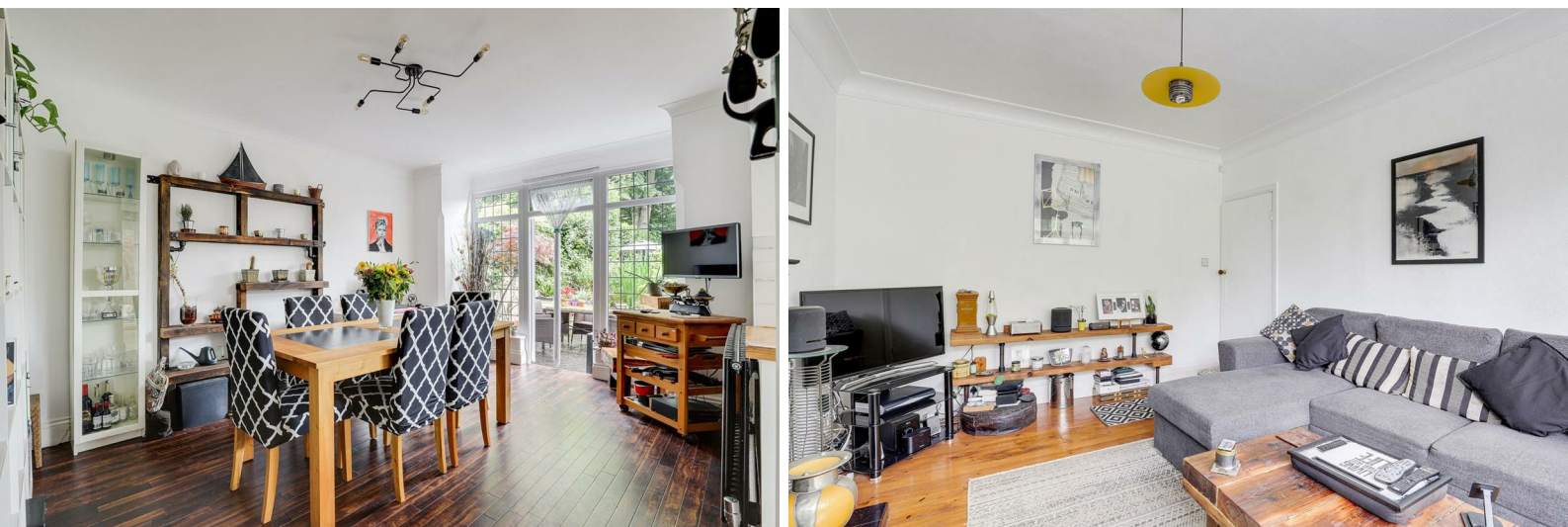


Guide Price £425,000 - £450,000

## DETACHED FAMILY HOME...

We are delighted to present this well presented detached house situated in a highly sought-after location, perfect for a growing family looking to move straight in. This property is in close proximity to shops, established schools, and is just a short walk away from the picturesque Wollaton Hall gardens and deer park. Additionally, the Nottingham Queens Medical Centre and the University of Nottingham Jubilee Campus are only a short drive away. Upon entering the house, you are greeted by a welcoming porch and hallway that includes a convenient ground floor W/C. The living room is spacious and filled with natural light, thanks to a bay window. The separate dining room features French doors that open to the rear garden and provides open access to the modern fitted kitchen. Ascending the stairs to the first floor, you will find two double bedrooms and a smaller double bedroom that can be used as a child's room or study. These rooms are served by a three-piece bathroom suite. The front of the property boasts courtesy lighting, a driveway, and access to the detached garage to the rear of the property with lighting and a double socket. The enclosed rear garden offers a variety of well-defined areas and features, including a spacious patio, a lawn, raised fish pond, gravelled beds with mature trees, established plants, shrubs, and bushes, and a cosy seating area. The garden is enclosed by a combination of sturdy fencing and a classic brick wall. This well-maintained property offers a perfect blend of modern living and convenience, making it an ideal family home

MUST BE VIEWED





- Detached House
- Three Bedrooms
- Living Room
- Dining Room
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Garage & Driveway
- Enclosed Rear Garden
- Sought After Location
- Must Be Viewed





## GROUND FLOOR

### Hallway

15'3" x 8'5" (4.65m x 2.57m)

The hall has a UPVC double glazed obscure stained glass window to the side elevation, solid wood flooring, carpeted stairs, a radiator, a picture rail, two in-built cupboards, and a solid wooden door providing access into the accommodation.

### W/C

4'11" x 4'11" (1.52m x 1.50m)

This space has a double glazed obscure window to the side elevation, a low level flush W/C, a wall-mounted wash basin with a tiled splashback, an extractor fan, a radiator, and wood-effect flooring.

### Living Room

11'3" x 15'8" (3.45m x 4.79m)

The living room has a UPVC double glazed bay window to the front elevation with fitted shutters, a feature fireplace, a TV point, coving to the ceiling, and solid wood flooring.

### Dining Room

11'1" x 16'5" (3.40m x 5.01m)

The dining room has wood flooring, a radiator, coving to the ceiling, UPVC double glazed window to the rear elevation, French doors to the rear garden, and open access into the kitchen.

### Kitchen

8'6" x 9'10" (2.60m x 3.01m)

The kitchen has a range of modern fitted base and wall units with solid wooden worktops, a composite sink with a swan neck mixer tap and drainer, an integrated oven, a gas ring hob with a glass splashback and extractor fan, and space and plumbing for a dishwasher, a radiator, recessed spotlights, partially tiled walls, and tiled flooring, two UPVC double glazed windows on the side and rear elevations, and a UPVC door provides access to the rear garden.

## FIRST FLOOR

### Landing

8'0" x 8'5" (2.46m x 2.58m)

The landing has a UPVC double glazed obscure stain glass window to the side elevation, carpeted flooring, access into the boarded loft via a pull-down ladder with lighting, and access to the first floor accommodation.

### Bedroom One

15'8" x 11'3" (4.78m x 3.45m)

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

### Bedroom Two

11'2" x 14'0" (3.42m x 4.27m)

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

### Bedroom Three

8'0" x 8'5" (2.44m x 2.57m)

The third bedroom has a UPVC double glazed window to the rear elevation, a radiator, and wood-effect flooring.

### Bathroom

9'11" x 7'11" (3.04m x 2.42m)

The bathroom has a UPVC double glazed obscure window to the side and rear elevation, a low level flush W/C with a wall-mounted shower head toilet bidet spray, a vanity-style wash basin, an 'L' shaped bath with a wall-mounted rainfall and handheld shower fixture and shower screen, an in-built cupboard, a radiator, brick tiled splashback, and wood-effect flooring.

## OUTSIDE

### Front

To the front of the property is courtesy lighting, a driveway, and access to the detached garage to the rear of the property with lighting and a double socket.

### Rear

The enclosed rear garden offers a variety of well-defined areas and features, including a spacious patio, a lawn, raised fish pond, gravelled beds with mature trees, established plants, shrubs, and bushes, and a cosy seating area. Outdoor lighting is installed around the patio area.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1000Mbps and Upload Speed 1000Mbps

Phone Signal – Good coverage of Voice, 4G - Some coverage of 3G & 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

## DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band D

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.

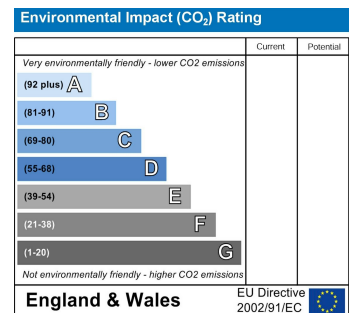
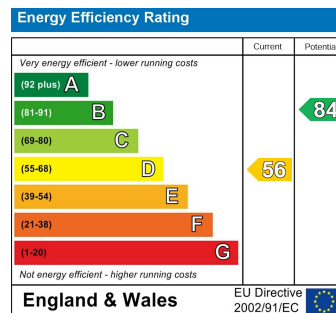
The vendor has advised the following:

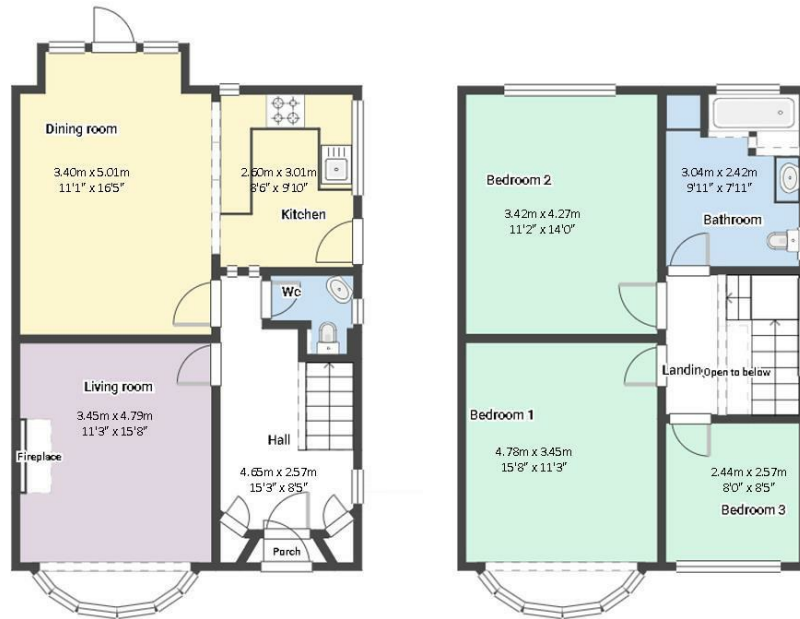
Property Tenure is Freehold

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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.





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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[www.holdencopley.co.uk](http://www.holdencopley.co.uk)