

HoldenCopley

PREPARE TO BE MOVED

Wollaton Vale, Wollaton, Nottinghamshire NG8 2PD

Guide Price £600,000

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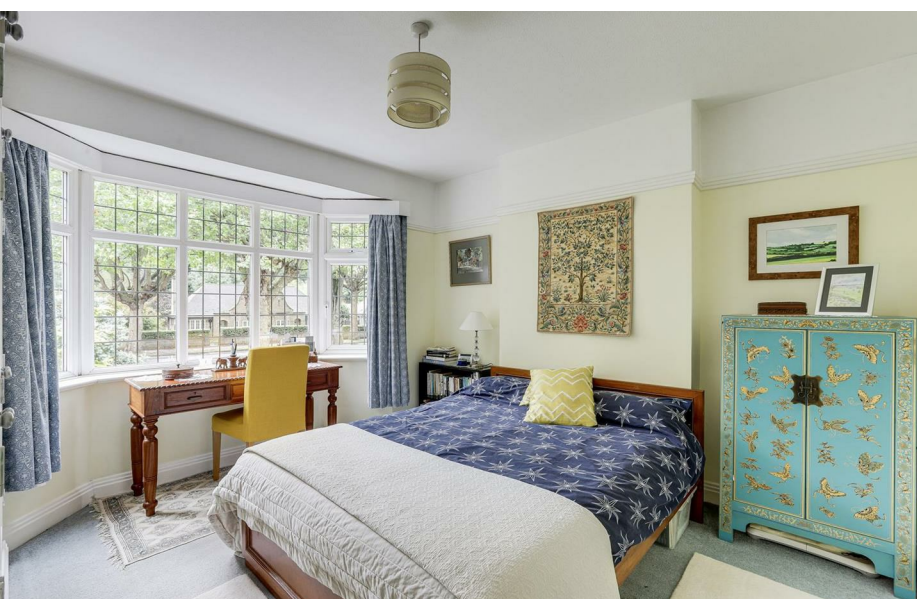
GUIDE PRICE £600,000-£650,000

THE PERFECT FAMILY HOME...

This beautifully presented four-bedroom detached home offers spacious and versatile accommodation spread across two floors, making it ideal for a growing family. Perfectly positioned in a highly sought-after location, the property sits just opposite Wollaton Park and Hall, with convenient access to local amenities, excellent transport links, and proximity to the University of Nottingham, QMC, and the City Centre. On the ground floor, you'll find a welcoming porch and entrance hall, three versatile reception rooms, and a modern fitted kitchen diner equipped with integrated appliances. A separate utility room and a convenient W/C complete this floor. The first floor boasts four generously sized bedrooms, with the master bedroom benefiting from a balcony area providing great views of the garden. The bedrooms are all serviced by a bathroom and a separate shower suite, while a drop-down ladder provides access to a boarded loft for additional storage. Outside, the front of the property features a double entry driveway, an electric car charging point, and access to the garage, which includes a useful storage room. The rear offers a private, enclosed garden with mature landscaping, a summer house, a garden shed, and a charming bridge crossing a brook, providing the perfect outdoor retreat.

MUST BE VIEWED





- Substantial Detached House
- Four Bedrooms
- Three Reception Rooms
- Open Plan Kitchen Diner With Integrated Appliances
- Two Bathrooms
- Double-Entry Driveway With Electric Car Charging Point
- New UPVC Soffits & Fascias
- Integral Garage & Store Room
- Large Mature Garden With Summer House & Bridge Crossing Brook
- Sought-After Location





GROUND FLOOR

Porch

6'3" x 1'4" (1.91m x 0.41m)

The porch has a single UPVC door with UPVC double-glazed windows providing access into the accommodation.

Entrance Hall

14'9" x 6'11" (max) (4.52m x 2.11m (max))

The entrance hall has original oak flooring, carpeted stairs, two in-built under stair cupboards, a radiator, a picture rail, UPVC double-glazed window to the front elevation, and a single UPVC door providing access via the porch.

Dining Room

11'7" x 8'5" (3.54m x 2.57m)

The dining room has a UPVC double-glazed window to the front and side elevation, carpeted flooring, and a radiator.

W/C

4'9" x 2'11" (1.47m x 0.90m)

This space has a concealed dual flush W/C, a wash basin, and a UPVC double-glazed window to the side elevation.

Kitchen/Diner

18'7" x 15'1" (max) (5.68m x 4.60m (max))

The 'L' shaped kitchen diner has a range of fitted shaker-style base and wall units with worktops, an undermount sink and a half with a mono mixer tap and draining grooves, a four ring gas hob with an extractor fan, an integrated dishwasher, an integrated double oven, an integrated microwave, space for a fridge freezer, space for a dining table, tiled flooring, a vertical radiator, recessed spotlights, UPVC double-glazed windows to the rear elevation, and a single UPVC door providing access to the garden.

Utility

11'6" x 5'0" (3.52m x 1.53m)

The utility room has fitted base and wall units with rolled-edge worktops, a stainless steel sink with a swan neck mixer tap and drainer, space and plumbing for a washing machine, a wall-mounted Worcester boiler, tiled flooring, tiled splashback, a radiator, and two UPVC double-glazed windows to the side elevation.

Living Room

21'5" x 12'0" (max) (6.55m x 3.66m (max))

The living room has carpeted flooring, an original 1930s tiled fireplace, a TV point, a picture rail, coving to the ceiling, two radiators, and a sliding patio door opening out to the rear garden.

Sitting Room

12'6" x 11'10" (max) (3.82m x 3.63 (max))

The sitting room has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, a picture rail, and a feature fireplace with a decorative surround.

FIRST FLOOR

Landing

17'1" x 12'5" (max) (5.23m x 3.80m (max))

The landing has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, a picture rail, access to the boarded loft with lighting via a drop-down ladder, and provides access to the first floor accommodation.

Bedroom One

14'0" x 11'11" (max) (4.28m x 3.64m (max))

The first bedroom has carpeted flooring, a picture rail, a radiator, full height UPVC double-glazed windows to the rear elevation, and a single UPVC door providing access to the balcony area.

Bedroom Two

12'5" x 11'11" (max) (3.79m x 3.64m (max))

The second bedroom has a UPVC double-glazed bay window to the front elevation, carpeted flooring, a picture rail, a radiator, and a range of fitted wardrobes with overhead storage cupboard.

Bedroom Three

10'1" x 8'5" (3.09m x 2.57m)

The third bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, and a picture rail.

Bedroom Four

9'1" x 7'9" (2.79m x 2.38m)

The fourth bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, and a picture rail.

Bathroom

7'7" x 6'3" (2.33m x 1.91m)

The bathroom has a low level flush W/C, a pedestal wash basin, a panelled bath with a mains-fed shower and a shower screen, laminate flooring, fully tiled walls, a radiator with a chrome towel rail, an electrical shaving point, recessed spotlights, and a UPVC double-glazed obscure window to the rear elevation.

Shower Suite

8'4" x 6'9" (max) (2.55m x 2.06m (max))

This space has a low level dual flush W/C, a wash basin, a shower enclosure with a bi-folding shower screen, a chrome heated towel rail, laminate flooring, partially tiled walls, recessed spotlights, and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front of the property is a double entry driveway providing ample off-road parking, a pod point electric-car charger, and access into the garage.

Garage

18'1" x 7'11" (5.52m x 2.43m)

The garage has lighting, an up and over door opening out onto the front driveway, and access into a store room.

Store Room

10'1" x 7'11" (3.08m x 2.43m)

The store room has power point, a single-glazed window to the rear elevation, and a wooden door providing access to the rear garden.

Rear

At the rear of the property, you'll find a private, enclosed garden featuring a patio area with courtesy lighting, a lawn, mature trees, various plants and shrubs, a charming summer house, and a pathway leading to a bridge crossing over the brook. The garden also includes a shed and is bordered by fence panels for added privacy.

Summer House

7'8" x 7'8" (max) (2.36m x 2.36m (max))

The summer house has floor-to-ceiling wood panels, multiple single-glazed windows, power points, and double doors opening out to the garden.

ADDITIONAL INFORMATION

Broadband – CityFibre, Openreach, Virgin Media

Broadband Speed - Ultrafast available - 1000 Mbps (download) 1000 Mbps (upload)

Phone Signal – Mostly 4G & 5G coverage

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Sewage – Mains Supply

Flood Risk Area - High risk for surface water / medium risk for rivers & sea

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Broxtowe Borough Council - Band E

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.

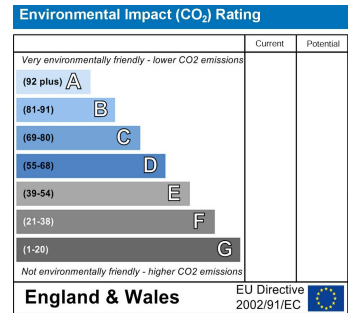
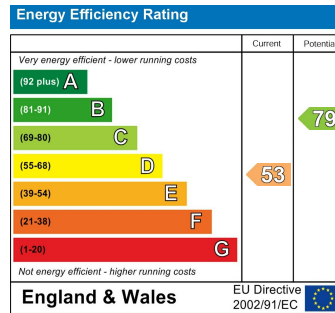
The vendor has advised the following:

Property Tenure is Freehold

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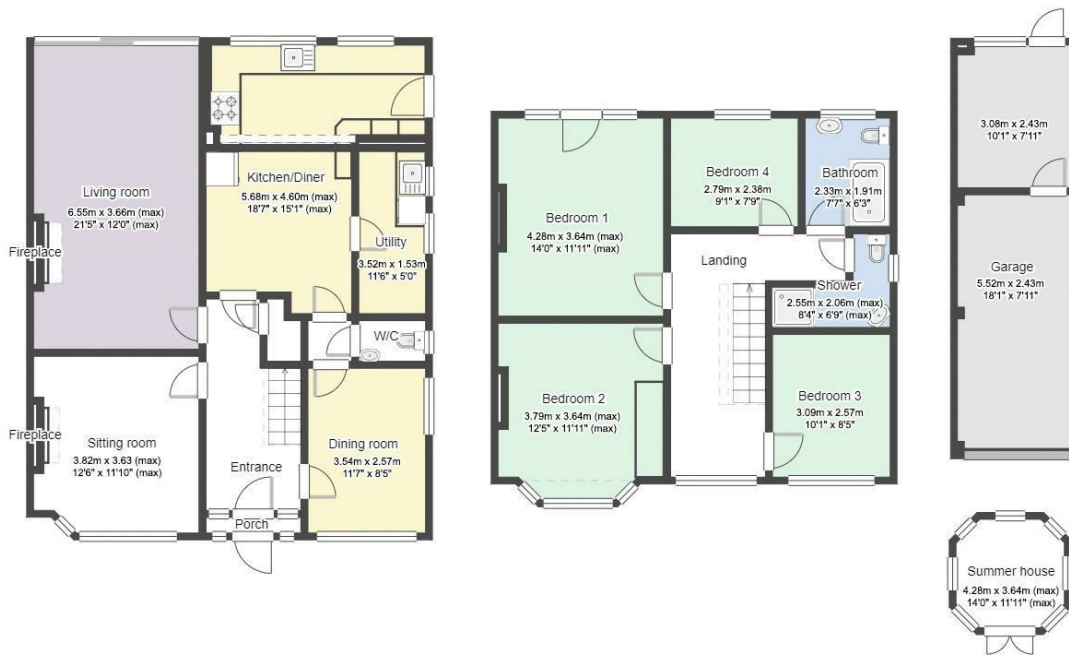
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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