

HoldenCopley

PREPARE TO BE MOVED

Russell Crescent, Wollaton, Nottinghamshire NG8 2BQ

Guide Price £425,000 - £475,000

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GUIDE PRICE £425,000-£450,000

LOCATION LOCATION LOCATION...

This well presented four-bedroom detached house offers a perfect blend of spacious accommodation and modern living, making it ideal for a family looking to move straight in. Located in a highly sought-after area, the property is just a short distance from Wollaton Hall, local shops, excellent transport links, and top-rated schools. The ground floor boasts a porch, an entrance hall, a convenient W/C, a bay-fronted living room, a cosy sitting room, a conservatory, a well-equipped fitted kitchen, and a garage. Upstairs, you'll find four generously sized bedrooms, with the master featuring its own en-suite. A four-piece bathroom suite caters to the rest of the bedrooms. The front of the house offers a driveway, a lawn, and mature shrubs, while the private south-facing rear garden offers a peaceful retreat, featuring a patio, a well-kept lawn, mature shrubs, various plants, and a shed, providing the perfect space for both relaxation and outdoor entertaining.

MUST BE VIEWED





- Detached Family Home
- Four Bedrooms
- Fitted Kitchen
- Two Reception Rooms
- Conservatory
- Ground Floor W/C
- Four Piece Bathroom Suite & En-Suite
- Driveway & Garage
- Private South-Facing Rear Garden
- Sought After Location





GROUND FLOOR

Porch

5'11" x 5'9" (1.81m x 1.77m)

The porch has windows to the front and side elevation, tiled flooring and a single door providing access into the accommodation.

Entrance Hall

14'7" x 7'0" (4.47m x 2.15m)

The entrance hall has internal obscure windows, a single door with stained glass detailing, herringbone flooring, carpeted stairs, a radiator, a dado rail and a picture rail.

W/C

4'7" x 4'10" (1.42m x 1.48m)

This space has a low level flush W/C, a corner wash basin, herringbone flooring, a dado rail and an internal obscure window.

Living Room

13'8" x 11'0" (4.17m x 3.37m)

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

Sitting Room

17'7" x 11'2" (5.38m x 3.41m)

The sitting room has herringbone flooring, a radiator, a feature fireplace with a decorative surround, a dado rail, a picture rail, wall-mounted light fixtures, coving and UPVC double French doors providing access into the conservatory.

Conservatory

10'9" x 9'4" (3.30m x 2.87m)

The conservatory has UPVC double-glazed windows to the side and rear elevations, tiled flooring, an electric heater, a glass roof and UPVC double French doors providing access out to the garden.

Kitchen

13'10" x 14'0" (4.23m x 4.29m)

The kitchen has a range of fitted base and wall units with worktops, space for a freestanding cooker with an extractor hood, a stainless steel sink with a drainer, space and plumbing for a washing machine and dishwasher, tiled flooring, partially tiled walls, a radiator, two built-in cupboards, a dado rail, coving, a UPVC double-glazed window to the rear elevation and UPVC sliding patio doors providing access out to the garden.

Garage

17'11" x 9'9" (5.47m x 2.98m)

The garage has a window to the side elevation, power points, lighting and an up and over garage door.

FIRST FLOOR

Landing

9'8" x 7'3" (2.95m x 2.23m)

The landing has carpeted flooring, a dado rail, a picture rail, coving and provides access to the first floor accommodation.

Master Bedroom

16'7" x 8'9" (5.06m x 2.69m)

The main bedroom has a UPVC double-glazed bow window to the front elevation, carpeted flooring, a radiator, recessed spotlights and access into the en-suite.

En-Suite

8'9" x 5'9" (2.69m x 1.77m)

The en-suite has a low level flush W/C, a countertop wash basin with fitted storage, a walk in shower enclosure with a mains-fed shower, tiled flooring, partially tiled walls, an electric shaving point, a chrome heated towel rail, an extractor fan, recessed spotlights and UPVC double-glazed obscure windows to the rear and side elevations.

Bedroom Two

12'11" x 11'0" (3.96m x 3.37m)

The second bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, wall-mounted light fixtures and coving.

Bedroom Three

13'10" x 11'0" (4.24m x 3.37m)

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

Bedroom Four

7'0" x 7'1" (2.15m x 2.16m)

The fourth bedroom has a UPVC double-glazed bow window to the front elevation, carpeted flooring, a radiator, a picture rail, coving and a fitted sliding door wardrobe.

Bathroom

9'9" x 6'10" (2.98m x 2.09m)

The bathroom has a low level flush W/C, a pedestal wash basin, a bidet, a corner fitted shower enclosure with a mains-fed shower, tiled flooring, partially tiled walls, a radiator, access into the loft, coving and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front is a lawn with mature shrubs and a driveway.

Rear

To the rear is a private south-facing garden, a patio, a lawn, various plants, mature shrubs and a shed.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed) 1000

Mbps (Highest available upload speed)

Phone Signal – All 4G, most 3G & 5G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

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.

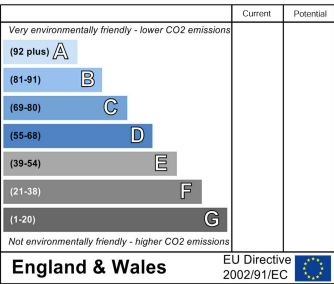
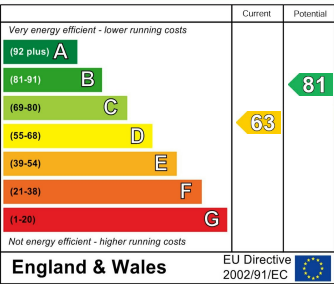
The vendor has advised the following:

Property Tenure is Freehold

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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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01156712555

2 Tudor Square, West Bridgford, Nottingham, NG2 6BT

www.holdencopley.co.uk

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