

# HoldenCopley

PREPARE TO BE MOVED

Russell Drive, Wollaton, Nottinghamshire NG8 2BE

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Guide Price £500,000 - £600,000



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GUIDE PRICE £500,000 - £550,000

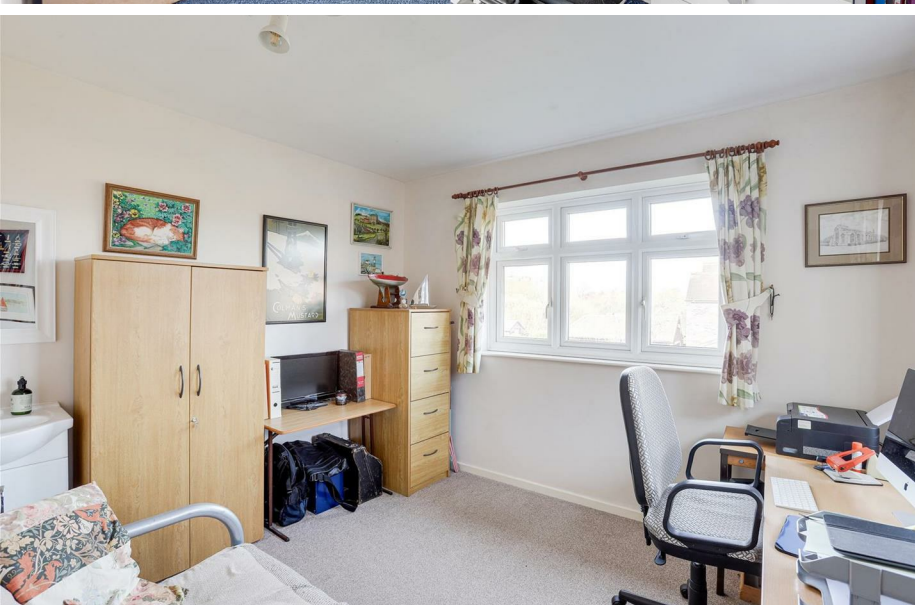
LOCATION LOCATION LOCATION...

This immaculately presented four-bedroom detached house is the perfect family home, offering spacious living and a prime location in the highly sought-after area of Wollaton. Just a stone's throw away from Martins Pond, and within walking distance of the iconic Wollaton Hall and Deer Park, this home is surrounded by natural beauty. The property also benefits from being close to local shops, excellent transport links, and top-rated school catchments, including Fernwood Primary and Secondary School. Additionally, Queen's Medical Centre (QMC) Hospital is just a short distance away, making this an ideal location for professionals and families alike. Inside, the ground floor boasts a welcoming entrance hall, a convenient cloakroom and WC, and a spacious living room. The bay-fronted dining room with a cosy log burner creates a perfect space for family gatherings, while the fitted kitchen diner offers a great place to cook and entertain. Upstairs, you'll find four generously sized bedrooms and a four-piece bathroom suite. Outside, the property features a block-paved driveway leading to a garage, as well as a well-kept front garden with mature trees and shrubs. The rear garden continues to impress, offering a private retreat with patio seating areas, a beautifully maintained lawn with various plants, mature shrubs, fruit trees and bushes. A pergola and a summerhouse with a power supply further enhance the outdoor space, making it perfect for unwinding in a peaceful setting. The property also benefits from a block-paved driveway leading to a garage, as well as a second garage and driveway at the rear, providing ample parking and storage options. Both garages have direct access to the rear garden, offering practicality and convenience.

MUST BE VIEWED







- Detached Family Home
- Four Bedrooms
- Fitted Kitchen Diner
- Bay Fronted Dining Room With A Log Burner
- Spacious Living Room
- Ground Floor W/C
- Four Piece Bathroom Suite
- Ample Off-Road Parking & Two Garages
- Private Landscaped Rear Garden
- Highly Sought After Location











GROUND FLOOR

Entrance Hall

10'1" x 5'10" (3.09m x 1.80m)

The entrance hall has wood-effect flooring, carpeted stairs, a radiator and a single composite door providing access into the accommodation.

Cloakroom

4'3" x 2'11" (1.31m x 0.89m)

The cloakroom has wood-effect flooring, a built-in cupboard and open access into the W/C.

W/C

5'11" x 3'6" (1.81m x 1.08m)

This space has a low level flush W/C, a wash basin with fitted storage, wood-effect flooring, a radiator, a wall-mounted boiler and a UPVC double-glazed obscure window to the rear elevation.

Living Room

17'11" x 11'11" (5.47m x 3.65m)

The living room has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, a TV point, a beech wood gas fireplace , wall-mounted light fixtures and a UPVC sliding patio door providing access out to the garden.

Dining Room

14'4" into bay x 11'5" (4.39m into bay x 3.49m)

The dining room has a UPVC double-glazed bay window to the front elevation, carpeted flooring, a radiator, a recessed wall alcove with a log burner and granite hearth, wall-mounted light fixtures and coving.

Kitchen

18'6" x 11'3" (5.66m x 3.44m)

The kitchen has a range of fitted base and wall units with worktops, an electric hob, an integrated double oven, a stainless steel sink and a half with a drainer and a swan neck mixer tap, space and plumbing for a washing machine, dishwasher and tumble dryer, space for a fridge-freezer, tiled and wood-effect flooring, partially tiled walls, two radiators, recessed spotlights, UPVC double-glazed windows to the rear and side elevations and a UPVC single door providing side access.

FIRST FLOOR

Landing

9'4" max x 5'8" (2.87m max x 1.74m)

The landing has a UPVC double-glazed window to the rear elevation, carpeted flooring and provides access to the first floor accommodation.

Master Bedroom

14'4" into bay x 11'5" (4.37m into bay x 3.50m)

The main bedroom has a UPVC double-glazed bay window to the front elevation, carpeted flooring, a radiator, fitted wardrobes with over the head cupboards and a dressing table and coving.

Bedroom Two

16'0" max x 11'3" (4.90m max x 3.43m)

The second bedroom has UPVC double-glazed windows to the side and rear elevations, carpeted flooring, a radiator and a wash basin with fitted storage.

Bedroom Three

13'6" max x 11'11" (4.12m max x 3.65m)

The third bedroom has UPVC double-glazed windows to the front and rear elevations, carpeted flooring, a radiator, fitted wardrobes with drawers and a dressing table with drawers.

Bedroom Four

9'3" max x 5'5" (2.84m max x 1.66m)

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

Bathroom

8'5" x 7'11" (2.57m x 2.43m)

The bathroom has a low level flush W/C, a pedestal wash basin, a fitted panelled bath, a fitted corner shower enclosure with a mains-fed shower and waterproof wall panels, carpeted flooring, a chrome heated towel rail, partially tiled walls, recessed spotlights and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front is a block paved driveway, a garage, a garden with a lawn and mature trees and shrubs.

Garage

15'8" x 8'1" (4.80m x 2.48m)

Rear

To the rear is a private garden a patio seating areas, a lawn, various plants, mature shrubs, fruit trees and bushes, a vegatable patch, a pergola, a summer house with power supply, a shed, and a garage with a further driveway in front.

Garage

20'0" x 9'0" (6.11m x 2.76m)

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 & 5G, some 3G 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 E

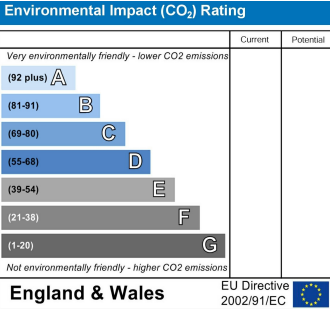
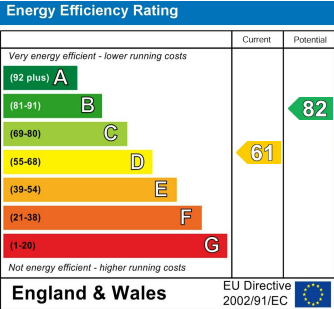
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The vendor has advised the following:  
Property Tenure is Freehold

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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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