

HoldenCopley

PREPARE TO BE MOVED

Charnock Avenue, Wollaton, Nottinghamshire NG8 IAG

Guide Price £425,000 - £450,000

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DETACHED HOUSE...

Nestled in a highly sought-after location, this spacious detached home offers an excellent blend of comfort and convenience. Situated within close proximity to The Queen's Medical Centre, the University of Nottingham's Jubilee Campus, and the picturesque Wollaton Hall Gardens and Deer Park, the property provides easy access to a wealth of amenities. With excellent transport links, a range of nearby shops, and an array of well-regarded schools in the area, this home is perfectly suited for families and professionals alike. As you approach the property, a neatly block-paved driveway welcomes you, offering ample off-road parking and leading to the carport, which is further enhanced by the inclusion of an electric vehicle charging point. Stepping inside, the inviting porch and hallway. The ground floor features a bright and airy dining room with an attractive bay window that allows natural light to flood the space. Adjacent to this is the generously proportioned living room. The fitted kitchen-diner is benefitting from direct access to the carport for added convenience. A useful downstairs W/C completes the ground floor accommodation. Ascending to the first floor, you will find four well-sized bedrooms, each offering comfortable living space. The family bathroom is fitted with a modern three-piece suite, providing both functionality and style. To the rear of the property, the enclosed south-facing garden is beautifully tiered, offering a peaceful and private outdoor retreat. A paved patio area provides the perfect spot for outdoor dining and entertaining, while the well-maintained lawn is bordered by an array of mature plants, shrubs, and bushes that add a touch of greenery and charm. A garden shed offers additional storage space, and the entire area is enclosed by panel fencing, ensuring privacy and security.

MUST BE VIEWED





- Detached House
- Four Bedrooms
- Dining Room
- Living Room
- Fitted Kitchen Diner
- Three-Piece Bathroom Suite & Ground Floor W/C
- South-Facing Rear Garden
- Driveway & Carport
- Sought After Location
- Must Be Viewed





GROUND FLOOR

Porch

2'1" x 7'5" (0.66m x 2.28m)

The porch has two full height UPVC double glazed windows to the front elevation, ceramic tiled flooring, and a UPVC door opening to the front garden.

Hall

7'10" x 14'3" (2.41m x 4.35m)

The hall has carpeted flooring, an under stairs cupboard, a radiator, two stained glass windows to the front elevation, and a door providing access into the accommodation.

W/C

4'0" x 2'10" (1.23m x 0.87m)

This space has a UPVC double glazed obscure window to the side elevation, a low level flush W/C with a marble top, a wall-mounted wash basin with a marble top, and tiled flooring.

Dining Room

11'3" x 14'8" (3.43m x 4.49m)

The dining room has a UPVC double glazed bay window to the front elevation, a radiator, a picture rail, and carpeted flooring.

Living Room

11'2" x 15'3" (3.42m x 4.67m)

The living room has carpeted flooring, a feature fireplace, a TV point, a picture rail, UPVC double glazed windows to the rear elevation, and a UPVC door opening to the rear garden.

Kitchen Diner

20'4" x 7'10" (6.21m x 2.40m)

The kitchen diner has a range of fitted base and wall units with worktops, a sink with a swan neck mixer tap and drainer, an integrated oven, ceramic hob and extractor fan, an integrated dish washer, a washing machine, space for a dining table, a radiator, wood-effect flooring, two UPVC double glazed windows to the rear and side elevation, and a UPVC door opening to the carport.

FIRST FLOOR

Landing

7'10" x 10'6" (2.41m x 3.22m)

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

Bedroom One

11'3" x 15'1" (3.43m x 4.60m)

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

Bedroom Two

11'3" x 14'9" (3.45m x 4.51m)

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

Bedroom Three

8'11" x 7'8" (2.72m x 2.34m)

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

Bedroom Four

7'11" x 8'9" (2.42m x 2.68m)

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

Bathroom

4'11" x 10'11" (1.51m x 3.33m)

The bathroom has two UPVC double glazed obscure windows to the side elevation, a concealed dual flush W/C, a vanity-style wash basin, a panelled bath with a wall-mounted rainfall and handheld shower fixture and shower screen, a chrome heated towel rail, floor-to-ceiling tiling, and vinyl flooring.

OUTSIDE

Front

To the front of the property is a block paved driveway, original Butwell stone front wall, and access to the carport.

Carport

8'10" x 27'1" (2.70m x 8.26m)

The carport has ample storage, lighting, an electrical vehicle charging point, and access into the storage room.

Storage Room

4'11" x 3'6" (1.52m x 1.08m)

The storage room has lighting, electrics, a wall-mounted boiler, and access into the carport.

Rear

To the rear of the property is an enclosed tiered south-facing rear garden with a patio area, a lawn, various planted borders with established plants, shrubs and bushes, a shed, an outside tap, and a fence panelled boundary.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

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

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

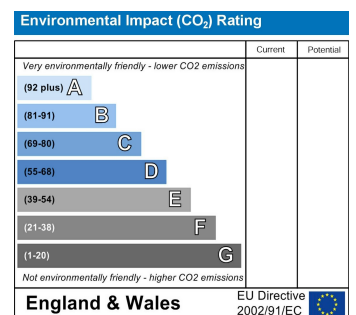
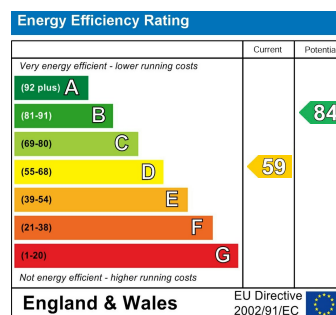
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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