

Tom Blower Close, Wollaton, Nottingham, NG8 1JQ



£439,950 Freehold



A fantastic property to purchase with the added bonus of it being for sale with NO UPWARDS CHAIN. This five bedroom detached family home is close to all the amenities a family could need; transport links into Nottingham and further afield, shops, eateries, schools and Nature Reserve and Wollaton Hall for those family days out. The property comprises entrance hallway, wc, kitchen/Diner with integrated appliances, Lounge with real wood flooring and doors opening onto the rear garden and upstairs there are 5 bedrooms, three of the bedrooms have been fitted with double fitted wardrobes and the main bedroom having an ensuite there is also the family bathroom. Externally the property has a private garden to the rear which is mainly laid to lawn and the front being a split of parking and garden. This is one not to be missed! EPC=C

Entrance Hallway 15'8" x 4'0"



Stepping through front door into the entrance hallway which has white porcelain tiled flooring, stairs to the first floor and radiator.

Lounge 14'6" x 18'9"



A great sized family room with plenty of natural light from the patio doors and window over looking the rear garden. The room has real wood flooring, two radiators and understairs storage cupboard. There is plenty of room in here to have a dining table too!

Kitchen/Diner 16'0" x 11'1"



With a continuation of Porcelain tiled flooring from the entrance hallway this room has a light and bright feel. A bay window to the front lets in plenty more natural light that reflects off the light cream wall and floor units. The kitchen has been fitted to have a 50/50 fridge freezer, washing machine, dishwasher, electric oven and four

ring gas hob with extractor and a one and a half bowl stainless steel sink and drainer. Having tiled splash backs, radiator and even more space for a dining table.

Wc 6'6" x 2'9"



Fitted with a white wc and wash hand basin with white porcelain tiled flooring, radiator and a window to the front elevation.

Stairs & Landing



An open landing with storage cupboard and access to the loft.

Bedroom One 14'9" x 10'7"



A great sized bedroom with double fitted sliding wardrobes, radiator and window to the rear elevation.

Bedroom Two 11'3" x 10'3"



A second double bedroom with laminate wood effect flooring, radiator and window to the front elevation.

Ensuite



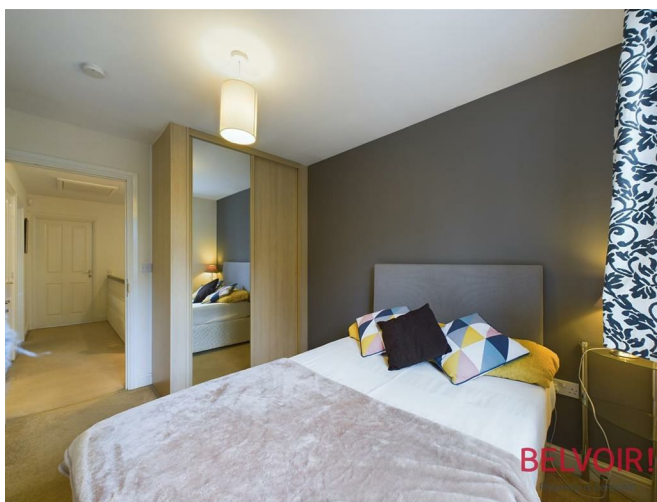
A white three piece suite comprising wash hand basin, wc and double shower cubicle with mains fed shower and fully tiled splash backs. With tiled flooring, radiator and window to the front elevation.

Bedroom Three 11'3" x 10'3"



Another double bedroom with fitted sliding wardrobes, radiator and window to the rear elevation.

Bedroom Four 11'1" x 8'4"



Fitted with a double wardrobe with sliding doors, radiator and window to the rear elevation.

Bedroom Five 6'5" x 8'2"



Currently used as a office but with space for a single bed and wardrobe this is a great little home office or nursery, with radiator and window to the front elevation.

Bathroom 6'3" x 6'4"



Fitted with a white three piece suite comprising bath with mains fed shower, wc and wash hand basin. With part tiled walls, tiled flooring, radiator and window to the side elevation.

Garden



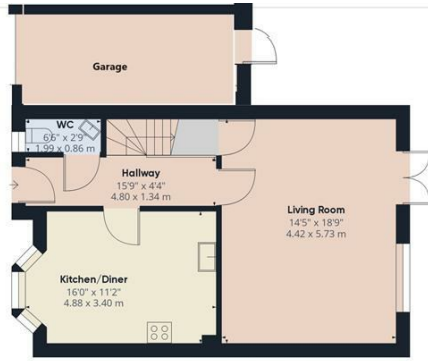
A great sized garden which is not over looked and has a woodland view. Stepping out of the Patio doors onto a paved pathway which is turn leads to a extensive grassed area with mature heading and bushes to the three sides. The paved pathway leads to the rear garage door and to the pathway that gives access to the front of the property.

Garage

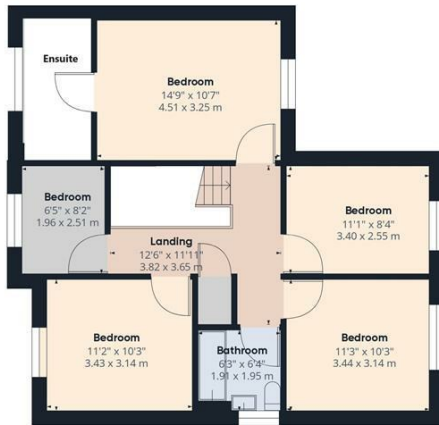
With up and over door, power and light as well as a door opening into the garden.

Front

The front of the property is due to be repainted on the render giving a lovely fresh face lift. Having A driveway for one car and a grassed area with mature hedging borders.



Ground Floor



Floor 1

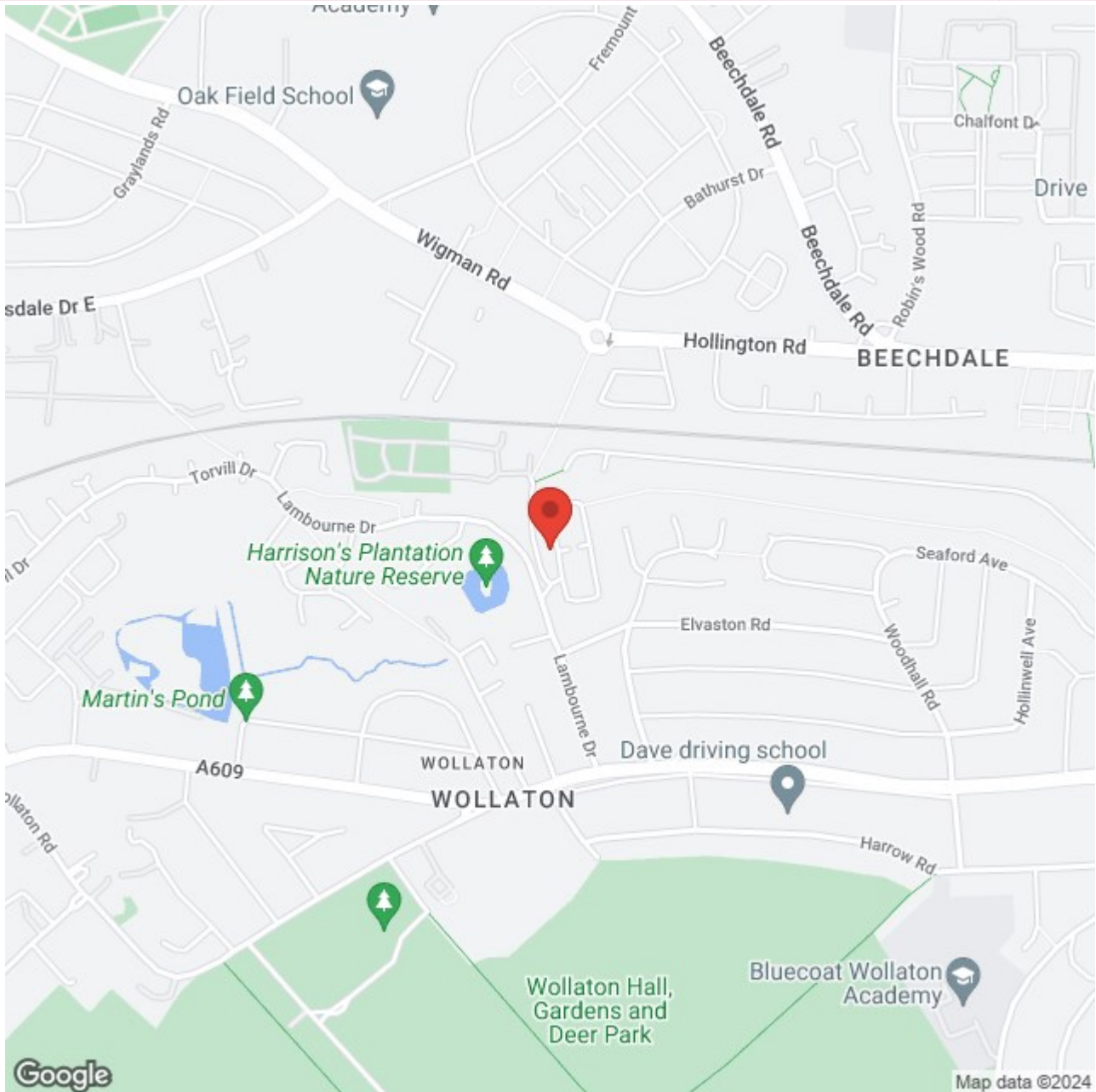


Approximate total area⁽¹⁾
 1238.71 ft²
 115.08 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	79	88
England & Wales	EU Directive 2002/91/EC 