

Plantation Road, Nottingham, NG8 2ER



£220,000 Freehold



Welcome to your future home in Wollaton, Nottingham! Nestled in a charming semi-detached setting, this delightful two-bedroom property is a perfect blend of comfort, convenience, and style.

As you step inside, you're greeted by the warm embrace of two spacious reception rooms, thoughtfully utilized as a living room and dining room. The dining area boasts an understairs cupboard, providing ample storage solutions for your everyday essentials.

The heart of this home lies in its generously proportioned kitchen, adorned with a large window that bathes the space in natural light while offering picturesque views of the lush garden. Whether you're a culinary enthusiast or simply enjoy hosting gatherings, this kitchen is sure to inspire your inner chef.

Venturing upstairs, you'll find two cozy bedrooms awaiting, promising peaceful nights and restful slumbers. Adjacent is the family bathroom, tastefully fitted in 2022, ensuring both style and functionality for your daily routines.

Embrace the vibrant ambiance of this property, adorned with colourful decor throughout, adding character and personality to every corner.

Entrance Hallway

3'10" x 4'2"

With UPVC front door, carpet flooring and stairs to the first floor.

Lounge

10'7" x 15'1" (into the bay)

With UPVC bay window, radiator, wood effect flooring and opening into the dining room.

Dining Room

10'7" x 13'8"

With UPVC window to the side elevation, radiator, wood effect flooring and storage cupboard underneath the stairs.

Kitchen

8'7" x 13'8"

With UPVC door to the side elevation, with UPVC window to rear elevation, tiled flooring, a range of wooden wall, base, and drawer units with black rolltop worktops overs, tiled splashback, stainless steel sink and a half with drainer, plumbing for a washing machine and dishwasher and a radiator.

Bedroom One

12'5" x 13'8"

With two UPVC windows to the front elevation, radiator, carpet flooring and fitted wardrobe.

Bedroom Two

7'6" x 11'3"

With UPVC window to the rear elevation, radiator, and carpet flooring.

Bathroom

6'2" x 7'11"

With recently fitted bathroom with UPVC window to the rear elevation, tiled flooring, white three-piece suite containing the bath with glass shower screen and mains shower over, low level W/C, sink encased in a vanity unit, heated towel rail and cupboard containing the boiler.

External

To the front the property benefits from the off-road parking and flower bed with wood chippings.

There is side access to the rear garden, secured by a gate.

The rear garden is extensive and is separated into zones, with a paved seating area behind the kitchen, lawned area, raised beds and a path down to the rear of the garden which has hard standing for sheds and outhouses.

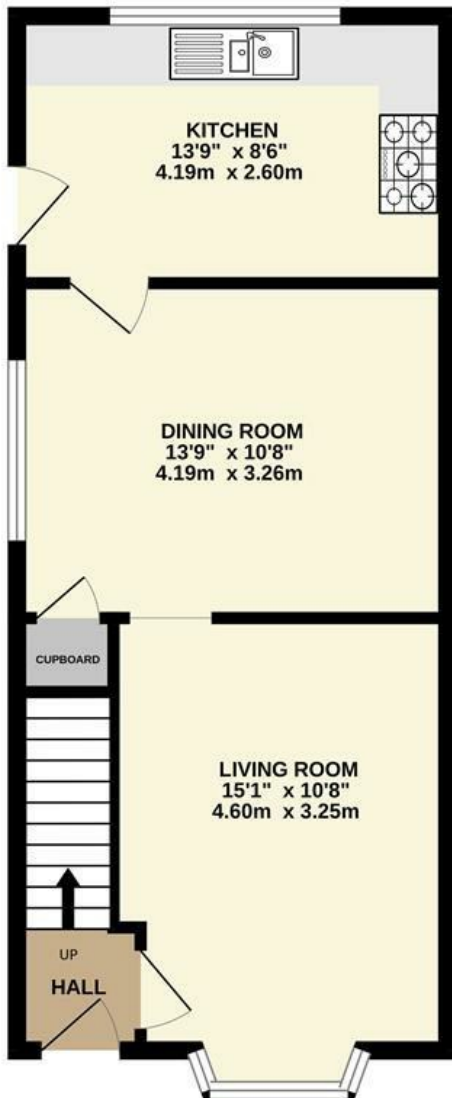
Gas, electricity, water, and drainage are connected.

Council Tax Band- The local authority has advised us that the property is in council tax band A.

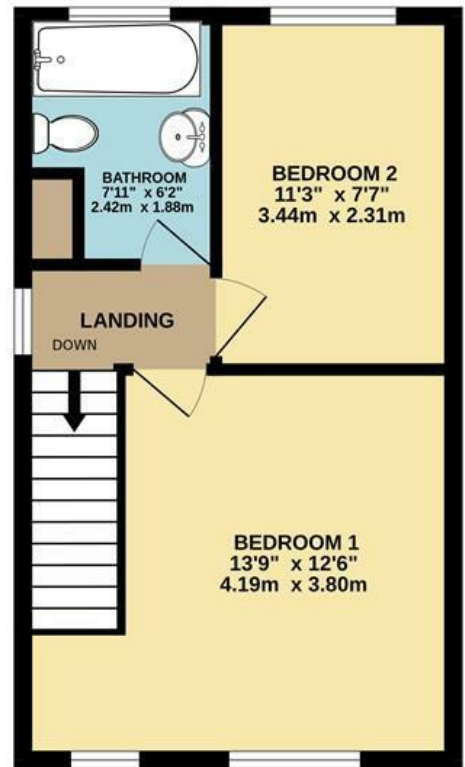
Tenure: Freehold

These sales particulars have been prepared by Belvoir upon the instruction of the vendor. Any services, equipment and fittings mentioned in these sales particulars have NOT been tested, and accordingly, no warranties can be given. Prospective purchasers must take their own enquiries regarding such matters. These sales particulars are produced in good faith and not intended to form part of a contract.

GROUND FLOOR
460 sq.ft. (42.8 sq.m.) approx.

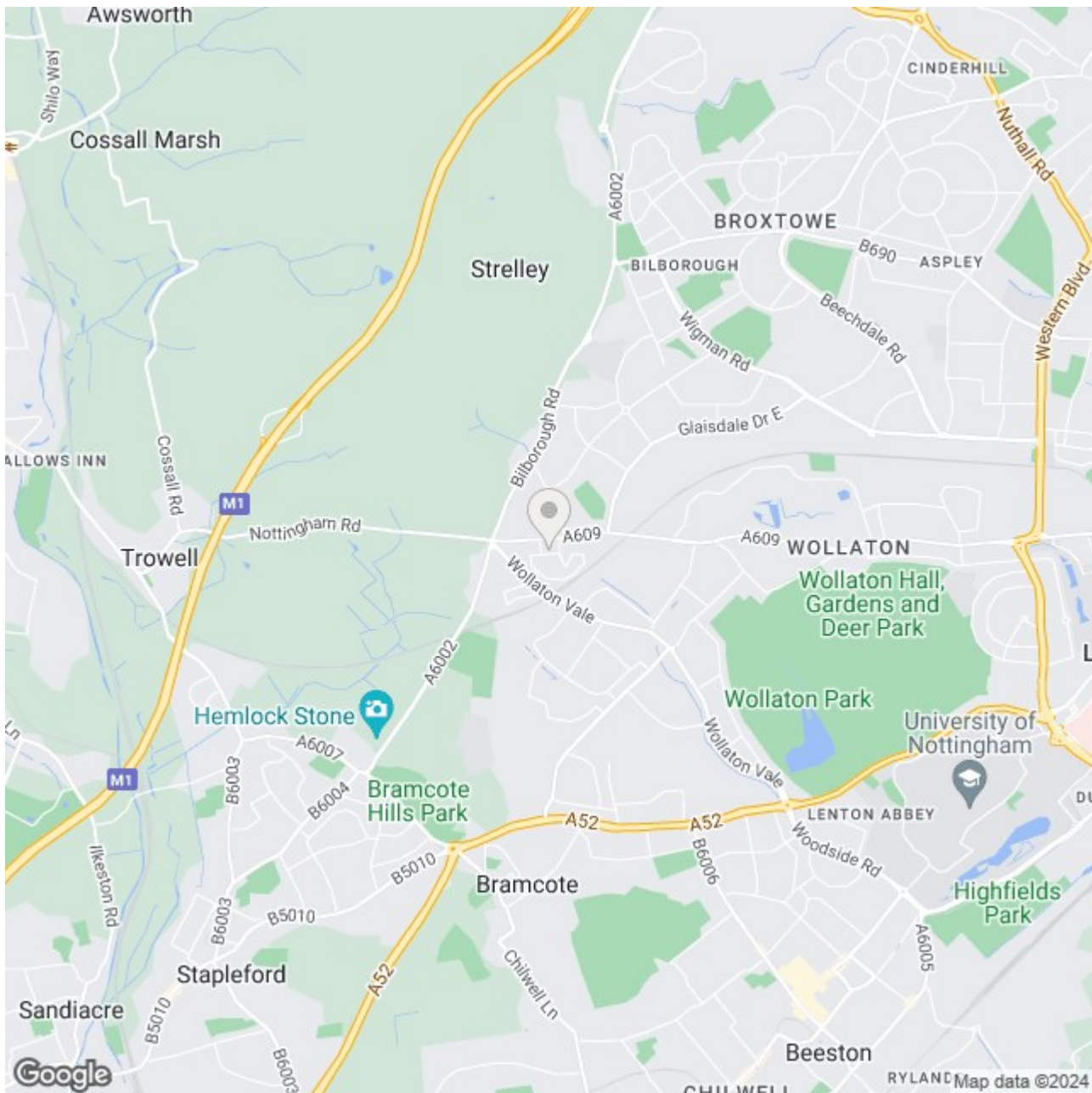


1ST FLOOR
327 sq.ft. (30.3 sq.m.) approx.



TOTAL FLOOR AREA: 787 sq.ft. (73.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024.



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		
	63	86
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	