



Five bedroom Detached House located in Nottingham.

Guide Price:
£700,000 to
£750,000

Find us on..



M | **MERRITT ESTATES**
LETTINGS & PROPERTY MANAGEMENT

608
Wollaton Road
Nottingham
NG8 2AA



5



2



3



F



EPC

D



1,2
25

Merritt Estates are pleased to bring to the market this well-presented detached family home. Situated in a sought-after location with stunning views over Wollaton Hall Gardens and Deer Park.

This spacious accommodation offers five double bedrooms, two bathrooms, two reception rooms and the additional benefit of downstairs playroom/study, utility and W/C.

The entrance to the property has a welcoming porch and hallway, offering access to both reception rooms, the kitchen and downstairs W/C with stairs leading to the first floor.

The beautiful and spacious front living room benefits from a delightful bay window, creating a sense of calm and serenity. Passing back through the hallway and into the light and airy Lounge/Dining room with a slated fireplace and double French Doors leading into the rear garden. Access is also provided to the playroom or study, again with double French Doors direct onto the garden, and access to the utility room, which in turn leads into the garage.

The newly modern kitchen can also be accessed directly from the Living/Dining room and is yet another room benefitting from double French doors providing access to alfresco dining and entertaining on those summer evenings.

Climbing the stairs to the first-floor landing brings you to five double bedrooms, the master benefitting from a beautiful bay window and ensuite bathroom. There is also a newly fitted modern and spacious family bathroom with separate shower unit.

The property is even more idyllic as it features both front and back established gardens – the front with trees, bushes and shrubs, a block paved driveway supplying parking for multiple vehicles and benefitting from an

electric vehicle charging point, plus access to the garage.

The enclosed rear garden can be accessed by the side of the property. A peaceful haven with patio, shed, planted borders and mature shrubs bushes and trees, tucked in neatly with surrounding fence.

This family home is situated in the catchment area for Fernwood School and close to shops, The Wollaton Pub & Kitchen and the Admiral Rodney and other local amenities, and boasts superb transport links Via the A52 and M1.

These sales particulars have been prepared by Merritt Estates and produced in good faith on the instruction of the vendor. All measurements should be regarded as approximate.

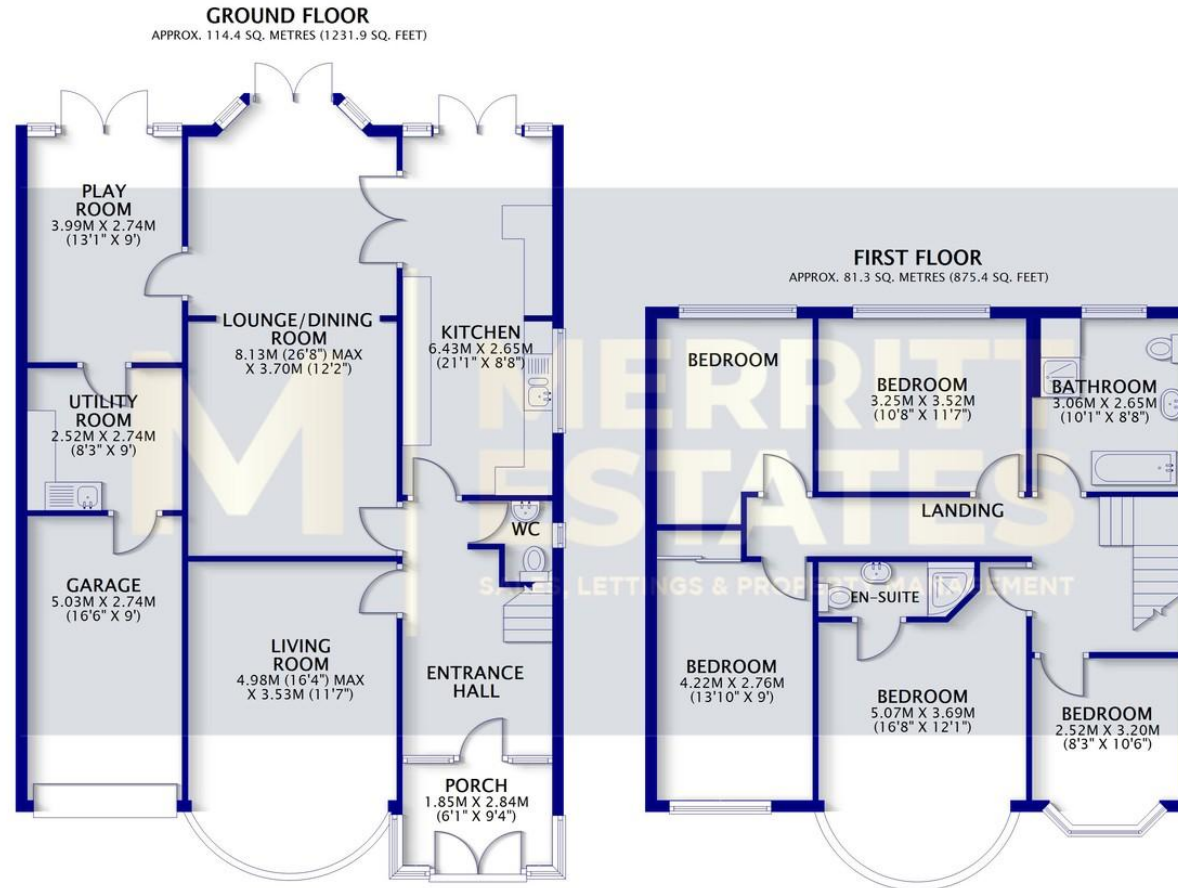
It is a mandatory requirement for a Sales Agent to be part of a redress scheme. Merritt Estates have membership with The Property Ombudsman (a government approved redress scheme).

Purchaser information - Under the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 and the Proceeds of Crime Act 2002, Merritt Estates will require any successful purchasers to provide two forms of identification before the instruction of solicitors in the purchase of a property.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

FLOORPLAN



TOTAL AREA: APPROX. 195.8 SQ. METRES (2107.3 SQ. FEET)

CONTACT

Q106 The Quadrant, Nuart
Road, Beeston, Nottingham,
Nottinghamshire, NG9 2NH

E info@merritstates.com

T 01156463924

www.merritstates.com

Find us on..

