



Five bedroom Detached House located in Nottingham.

Offers Over
£660,000

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LETTINGS & PROPERTY MANAGEMENT

28 Tranby Gardens Nottingham NG8 2AB



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FULL DESCRIPTION

A well-presented and extended five bedroomed detached family home, located in the sought-after area of Wollaton. Walking distance from Wollaton Hall, local shops, pubs and schools, whilst nestled in a quiet and peaceful cul-de-sac location.

Offering a versatile accommodation, this double-fronted detached property is ideal for a wide range of potential buyers.

Internal accommodation comprises of a spacious entrance hallway, having been recently re-decorated it offers a light and welcoming approach to the home, a front reception room with window to the front aspect, a further reception room which offers ample space for a more formal dining room, children's playroom or home office.

To the rear a full-length open plan kitchen-diner, perfect for growing families. In addition, a separate utility room comprising of base and wall unit storage, with space for appliances and window to the side aspect.

A fifth bedroom, or home office, is situated on the ground floor and benefits from its own shower room.

To the first floor, a light and spacious landing with master bedroom, ample built-in wardrobe space and a modern en-suite bathroom.

Three further double bedrooms and a well-proportioned family bathroom.

Externally the property provides ample off-street parking for multiple vehicles, an enclosed rear garden consisting of various patio areas for al fresco dining in the summer months and a good-sized lawn.

Not only does this property offer excellent versatile accommodation, but it is also perfectly situated for the M1 motorway, A52 links to both Nottingham and Derby.

We recommend an internal viewing to appreciate the size and standard this property has to offer.

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.

We hold independent redress with The Property Ombudsman



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

FLOORPLAN



TOTAL AREA: APPROX. 157.6 SQ. METRES (1696.7 SQ. FEET)

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