



Four Bedroom Detached House located in Nottingham.

Asking Price Of
£495,000

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181 Wollaton Road Nottingham NG8 1FU



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FULL DESCRIPTION

A detached character home, ideal for a family seeking a generously sized property in a highly sought-after residential area.

This spacious four double bedroom house is centrally located, and benefits from a wide range of nearby amenities, including well-regarded schools, excellent transport links with easy access to city-wide bus routes.

Inside, the home features a generously extended living room-perfect for family life and entertaining-with patio doors opening onto the rear garden. A large open-plan kitchen includes a breakfast area and leads into a separate dining room, which also benefits from patio doors opening to the back garden. An adjacent utility space offers further convenience. The ground floor also offers a versatile additional reception room, ideal as a sitting room, home office, or fifth bedroom.

Upstairs, there are four well-proportioned double bedrooms, including one with an en-suite, along with a spacious and well-appointed family bathroom.

Outside, the property offers a block-paved driveway with off-street parking for multiple vehicles, an integral garage, and gated side access to the rear garden. The garden is mainly laid to lawn, with a paved seating area, small pond, mature apple trees, and fenced boundaries offering privacy and charm.

ENTRANCE HALL:

A welcoming entrance hall, rich in traditional charm. It features wood panelling with an elegant oak pattern, beautifully complemented by matching wooden handrails and bannisters. Solid timber doors throughout enhance the home's classic appeal.

EXTENDED LIVING ROOM:

The standout feature of the home, this impressively extended living space is designed to maximise light and openness. Double-glazed doors open onto the rear patio, flooding the room with natural light throughout the day. A brick-built fireplace and two radiators add to the warm, character-filled atmosphere. Its generous proportions offer flexibility for a variety of

layouts, making it ideal for family life and entertaining.

SITTING ROOM

A wonderfully versatile room full of character, It features a charming brick fireplace and a double-glazed bay window overlooking the front garden.

DINING ROOM:

A welcoming, carpeted space with eye-catching black ceiling beams. Two double-glazed windows on either side provide excellent cross-lighting, while French doors open onto the rear garden, filling the room with natural light.

BREAKFAST KITCHEN:

Bursting with charm, the kitchen showcases a range of original features, including bold black ceiling and arch beams and a bespoke tall oak unit. A quaint breakfast hatch opens into the living room, adding a nostalgic touch. The kitchen is fitted with wall and base units, an inset stainless steel sink, an integrated oven and hob, a built-in breakfast table. Arched openings lead seamlessly into both the utility area and dining room

UTILITY AREA:

Practical and well-appointed, this area includes plumbing for a washing machine, space for a fridge/freezer, and a recently upgraded wall-mounted Worcester Bosch Greenstar combi boiler. A double-glazed window overlooks the rear garden, with a matching double-glazed door providing direct access outside.

DOWNSTAIRS W.C:

Featuring a low-flush WC, a pedestal wash hand basin, and a handy storage cupboard housing the meters.

BEDROOM 1:

A double bedroom with a double-glazed window overlooking the rear garden, vanity wash hand basin, radiator, and picture rail.

BEDROOM 2:

A spacious room featuring a double-glazed bay window to the front garden, laminate flooring, radiator, and picture rail.



BEDROOM 3:

With a double-glazed window to the front aspect, laminate flooring, radiator, and picture rail.

EN SUITE:

Comprising a shower enclosure with mains mixer shower, low-flush WC, wash hand basin, and a double-glazed window to the side aspect.

BEDROOM 4:

With a double-glazed window to the side and a radiator.

FAMILY BATHROOM:

Comprising a panelled bath, walk-in shower cubicle with mains mixer shower, low-flush WC, pedestal wash hand basin, radiator, and double-glazed window overlooking the rear garden.

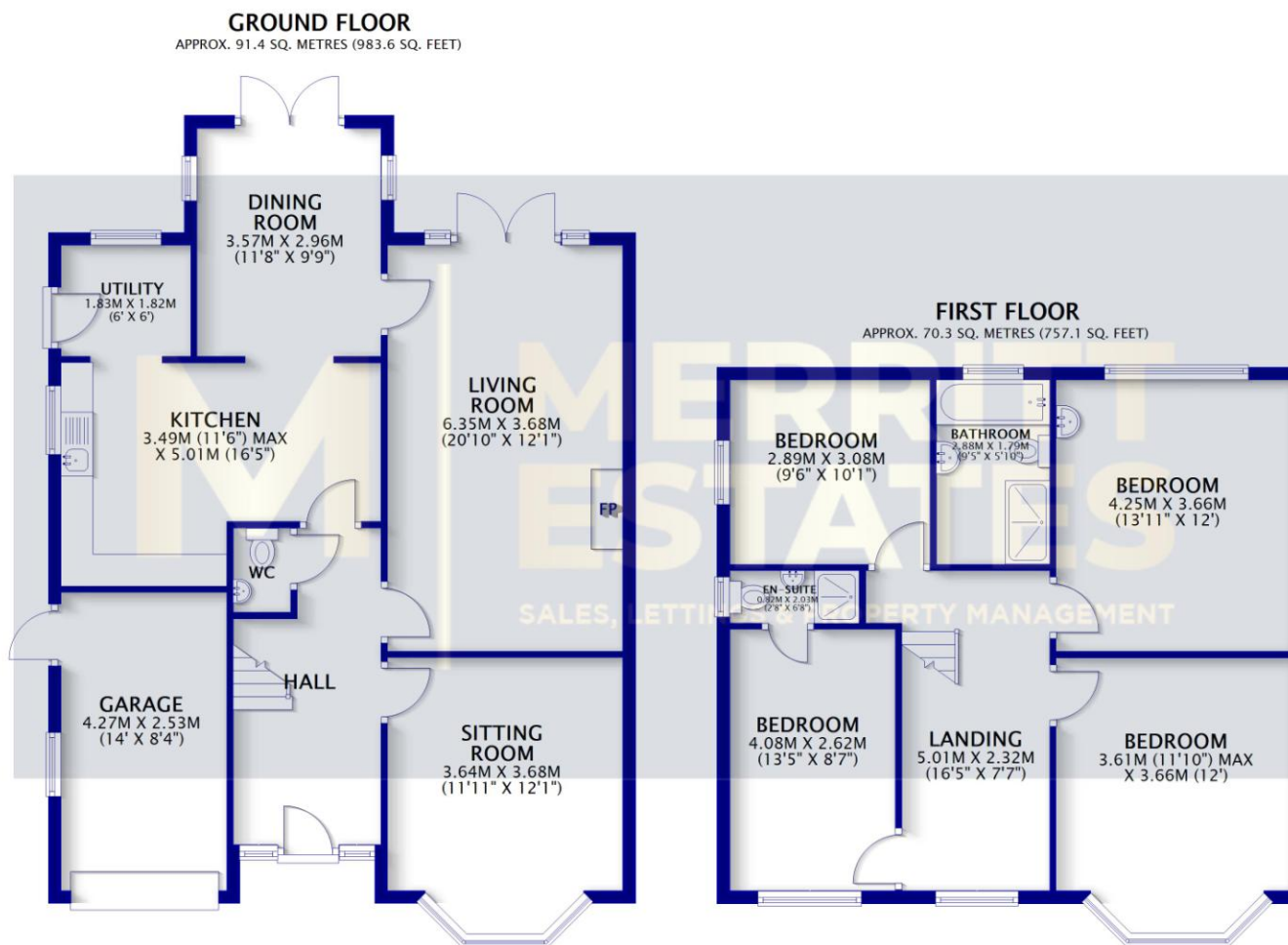
OUTSIDE:

To the front of the property is a block-paved driveway providing off-street parking for multiple vehicles, with an integral garage beyond. Side access leads to a generously sized rear garden, mainly laid to lawn with a paved seating area. The garden features a small pond nestled by the rockery.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

FLOORPLAN



TOTAL AREA: APPROX. 161.7 SQ. METRES (1740.7 SQ. FEET)

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