



11 Deer Park

Wollaton, Nottingham, NG8 2NX



Digby & Finch  
ESTATE AGENTS



# 11 DEER PARK

Wollaton, NG8 2NX

Situated only a stones throw from Wollaton Hall and it's illustrious Deer Park this fabulous bungalow offers 3 bedrooms, lovely reception space, a double garage with plentiful off street parking and an extremely private garden.

In preparation for marketing the property has been fitted with new carpets, skirting and architraves have been painted and the bathroom and utility area have been redecorated, providing a blank canvas for purchasers to move in immediately or put their own personal stamp on the property.

## accommodation

The front door opens into a welcoming entrance hall that links all rooms in the property, with living accommodation to the left and sleeping quarters to the right.

To the immediate left is the dining kitchen, fitted with stone grey units that feature dove blue trim housing a single oven, 4 ring electric hob with extractor fan over, under counter fridge, large single bowl sink with draining board and mixer tap over. There is space for a freestanding under counter dishwasher.

A door leads from the kitchen to a utility area that is split over two rooms. This space benefits from a door onto the rear patio and space for a washing machine, tumble dryer, American fridge/ freezer and further storage.









Returning to the main hall, a door to the right opens into a useful cloakroom with wash hand basin and WC.

The living/ dining room occupies the rear corner of the property, with sliding doors opening onto the rear garden patio. The original 1985 feature fireplace provides a wonderful focal point to the room.

Three double bedrooms provide wonderful sleeping quarters for the property, with two benefitting from built in wardrobing, whilst a family bathroom completes the accommodation.

The family bathroom features a walk in bath with electric seat and shower over, wash hand basin and WC.

## grounds

The property is approached by a private, block paved drive way offering parking for up to 4 vehicles and providing access to the double garage. The garage benefits from an electric up and over door, electricity and a rear access.

Situated at the end of a quiet cul-de-sac and occupying a corner plot, the property benefits from a very private L-shaped rear garden. To one side the garden is entirely paved, offering a fantastic outdoor entertaining area. The patio extends round the corner, where the majority of the remaining garden is laid to lawn. A pedestrian gate provides side access from the front to the rear garden.







## fixtures & fittings

Every effort has been made to omit any fixtures belonging to the Vendor in the description of the property and the property is sold subject to the Vendor's right to the removal of, or payment for, as the case may be, any such fittings, etc. whether mentioned in these particulars or not.

## local amenities

Within easy reach of both Nottingham and Nottingham Trent Universities, Boots and the Queens Medical Centre. The property is well located in one of the premier residential positions on the west side of the City. There are good local amenities including a range of shops including banking, public houses and cafes, health centre, dentists, and other facilities locally on Bramcote Lane.

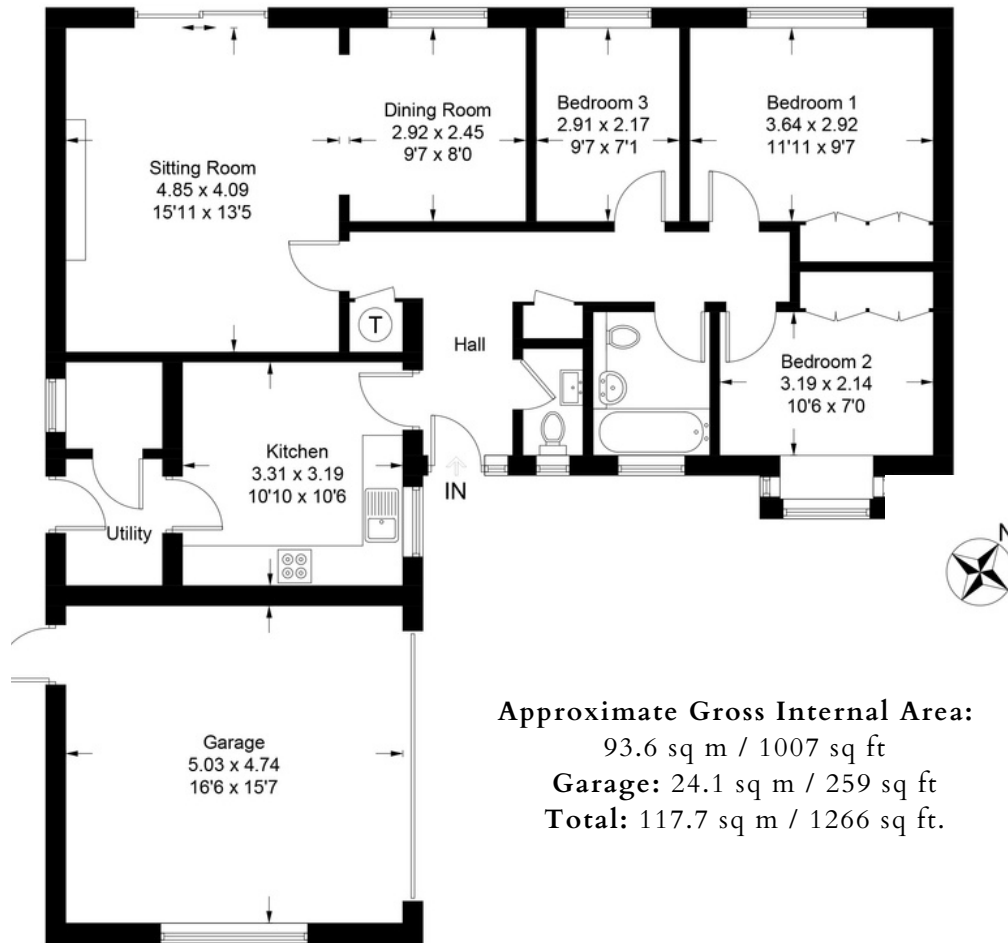
The centre of the City of Nottingham is within easy reach by car and regular bus services where there are good rail connections to London and the rest of the country as well as from Derby and East Midlands Parkway.

## services

Mains water, drainage, gas and electricity are understood to be connected. None of the services or appliances have been tested by the agent.







**Approximate Gross Internal Area:**  
 93.6 sq m / 1007 sq ft  
**Garage:** 24.1 sq m / 259 sq ft  
**Total:** 117.7 sq m / 1266 sq ft.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		82
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	67	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

finer details

**Local Authority:** Nottingham City Council  
**Council Tax Band:** E  
**Tenure:** Freehold

**Disclaimer:**

Digby and Finch Ltd for themselves and for the vendor of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Digby and Finch Ltd or the vendor, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (iv) any intending purchaser must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Digby and Finch Ltd or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property. © Copyright Digby and Finch Registered Office: Digby & Finch Limited, 12 Main Road, Radcliffe-on-Trent, Nottingham, NG12 2FH Registered in England & Wales Company Number: 10063270

01159 505 444  
 DIGBYANDFINCH.COM

