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Birdsall Avenue, Wollaton,  
Nottingham

£750,000



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## DESCRIPTION

Impressive and substantial detached family home with further potential to extend ( subject to planning ) with large loft space and with a double garage and overlooking Wollaton Cricket Club with private gated access and situated in Wollaton Village which comes onto the market with the benefit of No Upward Chain. The well sought after location is ideal for Wollaton Hall and Deer Park, the local Admiral Rodney public house and restaurant and also access into Nottingham City Centre . The accommodation offers Entrance hall, Cloaks w.c, lounge, sitting room, dining room/bedroom 4, office, breakfast kitchen with utility area, master bedroom with en suite bathroom, family bathroom and 2 further double bedrooms. Outside there is a block paved drive with parking for several vehicles, double garage, front, side and rear gardens. Epc rating D.

## ENTRANCE HALL

With double glazed front entrance door, radiators, storage cupboard and having access to the roof space via a pull down loft ladder which is part boarded and has the potential to provide further rooms as is of considerable size.

## CLOAKROOM/WC

With inset leaded double glazed window to the front aspect, storage cupboards, low flush w.c, pedestal wash hand basin and radiator.

## BREAKFAST KITCHEN

Having a range of wall and base units with work surfaces over, integral double oven, gas hob and extractor hood over, inset stainless steel sink unit and drainer, plumbing and space for a dishwasher, storage cupboard, coving to the ceiling, radiator and double glazed windows to the rear aspect and door to the garden.

## UTILITY AREA

With plumbing and space for a washing machine and space for a fridge/freezer.

## LOUNGE

Having feature fireplace with living flame gas fire, bay window to the front aspect incorporating a window seat, feature inset leaded double glazed window to the front aspect, radiator, coving to the ceiling and double doors to the sitting room.

## SITTING ROOM

With double glazed doors to the garden, double glazed windows to the rear aspect, radiator and coving to the ceiling.

## DINING ROOM

With double glazed window to the front aspect, radiator and coving to the ceiling. This also could be another bedroom.

## MASTER BEDROOM SUITE

Having a comprehensive range of fitted wardrobes and drawers, radiator, coving to the ceiling and double glazed bay window to the rear aspect.

## EN SUITE BATHROOM

Comprising of shower cubicle with electric shower, panelled bath, vanity wash hand basin, low flush w.c. radiator, heated towel rail and double glazed window to the side aspect.

## OFFICE

With double glazed door to the garden, double glazed windows to the rear and side and radiator.

## BEDROOM 2

Having a range of fitted wardrobes, vanity wash hand basin, coving to the ceiling, radiator and double glazed windows to the front and side aspects.

## BEDROOM 3

Having a range of fitted wardrobes, vanity wash hand basin, coving to the ceiling, radiator and double glazed bay window to the front aspect.

## FAMILY BATHROOM

Comprising of a shower cubicle with mains mixer shower, panelled bath, vanity wash hand basin and w.c, storage cupboard, coving to the ceiling, radiator and double glazed window to the rear aspect.

## FRONT GARDEN/DRIVE

Good sized front garden with lawns, block paved drive with parking for several vehicles and mature shrubs and bushes.

## DOUBLE GARAGE

With electric up and over door, power and light, storage and side door into the covered area.

## REAR GARDEN

The delightful rear garden overlooks Wollaton cricket club ground with private gated access, it has garden side access to the front, greenhouse, brick built storage, lawns, patio areas with brick built BBQ area and mature shrubs and bushes.

## FLOOR PLAN

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## DIMENSIONS

Cloakroom/WC - 2.17m x 1.80m (7'2" x 5'11")

Breakfast Kitchen - 3.88m x 3.62m (12'9" x 11'11")

Lounge - 6.73m (plus bay) x 3.96m (22'1" (plus bay) x 13'0")

Sitting Room - 4.23m x 3.74m (13'11" x 12'3")

Dining Room - 3.63m x 3.63m (11'11" x 11'11")

Master Bedroom Suite - 4.63m x 3.88m (15'2" x 12'9")

En Suite Bathroom - 2.70m x 2.41m (8'10" x 7'11")

Office - 3.53m (max) x 2.68m (max) (11'7" (max) x 8'9" (max))

Bedroom 2 - 5.76m (to the front of the wardrobes) x 2.68m (18'11" (to the front of the wardrobes) x 8'9")

Bedroom 3 - 4.11m (plus bay) x 3.86m (13'6" (plus bay) x 12'8")

Family Bathroom - 3.87m x 2.12m (12'8" x 6'11")

Double Garage - 5.89m x 5.28m (19'4" x 17'4")







Approximate total area<sup>(1)</sup>

1884.99 ft<sup>2</sup>  
175.12 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Fixtures & Fittings

Fixtures and fittings other than those mentioned above to be agreed with the Seller.

All Measurements

All Measurements are Approximate

Floorplan Clause

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\*Source: Hitwise Nov 2011.

\*\*Calls may be recorded and/or monitored for training and/or security purposes.



158a Bramcote Lane, Wollaton Notts, NG8 2QP

tel: 0115 985 4994 \*\*

email: Wollaton@your-move.co.uk

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