



Burnbreck Gardens
Wollaton, Nottingham NG8 2FY

Offers In Excess Of £400,000 Freehold

A Traditional Three Bedroom Detached House
with Granted Planning Permission for a Two
Storey Side Extension.



A traditional detached house with three bedrooms and planning permission granted for a two storey side extension providing a larger kitchen and an additional bedroom. This is the ideal purchase for a variety of buyers including families and or any purchaser looking to relocate to this popular and convenient residential location.

Situated in Wollaton, there is the benefit of local amenities including shops, public houses, Wollaton Hall and Deer Park and the popular Fernwood primary and secondary school which are all within walking distance.

There are local bus links providing easy access to Nottingham University, QMC and Nottingham city centre and sits just a short distance from Beeston train station for journeys further afield.

In brief, the internal accommodation comprises: Entrance porch, entrance hall, living room, dining room, kitchen and WC to the ground floor. Rising to the first floor are three bedrooms and a family bathroom.

To the front the property has a hawthorn hedge with shrubs and borders, a Bulwell stone wall and a driveway to the side leading to the freestanding garage (with power) and side access leading to the rear, where you will find a primarily lawned garden with mature shrubs and hedges.

Offered to the market with the benefit of gas central heating throughout and UPVC double glazing throughout, an early internal viewing comes highly recommended in order to be fully appreciated.



Entrance Porch

UPVC double glazed French doors lead to the entrance porch.

Entrance Hall

Entrance door leads through to the spacious entrance hall.

Living Room

14'4" x 11'5" (4.387 x 3.486)

Carpeted room with radiator and UPVC double glazed bay window to the front aspect.

Dining Room

12'6" x 11'5" (3.825 x 3.500)

With oak flooring, radiator and UPVC double glazed door to the rear garden.

Kitchen

8'1" x 8'4" (2.480 x 2.555)

With wall, base and drawer units with granite worksurfaces over, inset one and a half bowl sink with drainer. Integrated oven, hob with extractor fan above and dishwasher. Space and fittings for a freestanding washing machine. Access to the pantry cupboard.

WC

WC and wash hand basin.

Landing

Access to the loft hatch and storage cupboards.

Bedroom One

14'8" x 11'5" (4.474 x 3.494)

Carpeted room with radiator, fitted wardrobes and UPVC double glazed bay window to the front aspect.

Bedroom Two

11'11" x 11'5" (3.649 x 3.494)

Carpeted room with radiator, fitted wardrobes and UPVC double glazed window to the rear aspect.

Bedroom Three

6'8" x 6'11" (2.043 x 2.123)

Carpeted room with radiator, fitted wardrobes and UPVC window to the rear aspect.

Bathroom

Incorporating a three piece suite comprising bath, wash hand basin and WC.

Outside

To the front the property has a hawthorn hedge with shrubs and borders, a Bulwell stone wall and a driveway to the side leading to the freestanding garage (with power) and side access leading to the rear, where you will find a primarily lawned garden with mature shrubs and hedges.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		32	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.