



Renfrew Drive,  
Wollaton, Nottingham  
NG8 2FX

**£595,000 Freehold**



An individual and particularly versatile four bedroom detached house.

Having been significantly extended and remodelled from the original 1930s bungalow, this excellent property has bedrooms to both the ground and first floor and is therefore likely to appeal to a wide of variety of potential purchaser.

In brief this well presented property with modern fixtures and fittings throughout comprises; spacious entrance hall, lounge, dining room, breakfast kitchen, shower room, bedroom/reception and further bedroom to ground floor. Rising to the first floor is a generous hall which can be used as a reception area, two further double bedrooms and large bathroom.

Outside the property a particularly large plot with a double drive to the front, further gated drive beyond, and to the rear the property has an extensive primarily lawned gardens with patios, useful store and summer house/study.

Occupying a sought-after residential location, conveniently situated for Wollaton Park, local shops and within the Fernwood School catchment, this great property would suit families or those looking towards retirement and is well worthy of viewing.



### Entrance Porch

A recess porch with tiled flooring shelters the composite double glazed entrance door with flanking windows.

### Entrance Hall

Radiator and doors leading into the lounge, dining room, bedroom and further bedroom/reception room.

### Lounge

16'11" x 12'11" (5.16m x 3.95m )

UPVC double glazed bay window, two further UPVC double glazed windows to the side, radiator, fuel effect electric fire with Adam-style surround and marble style hearth.

### Dining Room

16'11" x 12'5" (5.16m x 3.80m)

Two UPVC double glazed windows, radiator, two useful storage cupboards and stairs leading to the first floor landing.

### Breakfast Kitchen

17'9" x 11'6" (5.42m x 3.52m )

Fitted with a range of wall and base units, work surfacing with splashback, one and half bowl sink and drainer unit with mixer tap, inset electric hob with extractor above, integrated oven and grill and microwave, integrated dishwasher and washer dryer, integrated drinks fridge, concealed Worcester boiler, two UPVC double glazed windows and inset ceiling spots, radiator, wall mounted towel rail and composite double glazed doors leading to the garden.

### Shower Room

8'6" x 6'3" (2.6m x 1.92m )

Fittings in white comprising: low level WC, wash hand basin inset to vanity unit with wall mounted cupboards above, shower cubicle with shower over, part tiled walls, UPVC double glazed window, wall mounted heated towel rail, extractor fan and inset ceiling spot lights.

### Bedroom/Reception Room

11'1" x 10'10" (3.40m x 3.32m )

Radiator and UPVC double glazed patio doors leading to the garden.

### Ground Floor Bedroom

13'6" x 12'0" (4.12m x 3.66m )

UPVC double glazed window, radiator and fitted wardrobes.

### First Floor Landing

13'2" x 9'8" (4.03m x 2.95m )

Spacious first floor landing, radiator and Velux window.

### Bedroom Three

14'1" x 8'5" (4.31m x 2.57m )

UPVC double glazed window, radiator and fitted wardrobes and desk.

### Bedroom Four

14'2" x 10'6" (4.33m x 3.22m )

UPVC double glazed window, radiator, fitted wardrobes and airing cupboard housing the hot water cylinder.

### Family Bathroom

11'11" x 10'3" (3.65m x 3.13m )

Fittings in white comprising; low level WC, wash hand basin, bath with shower handset, part tiled walls, extractor fan and UPVC double glazed window.

### Outside

To the front the property has a walled boundary and double drive with slate chipped area in between, that can be utilised for further parking and an established shrub border. Gated access leads to the side of the property where there is further hard standing for vehicles. To the rear the property has a patio with outside tap, primarily lawned garden with concrete border, further borders with mature shrubs and trees, two sheds and a pond.

### Summer House/Study

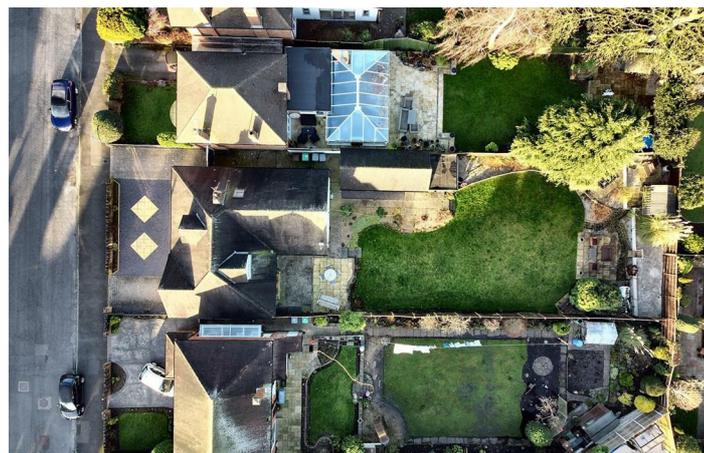
16'3" x 8'11" (4.97m x 2.74m )

UPVC double glazed window and door to the side, light and power and loft hatch leading to a boarded loft space with light, providing excellent storage.

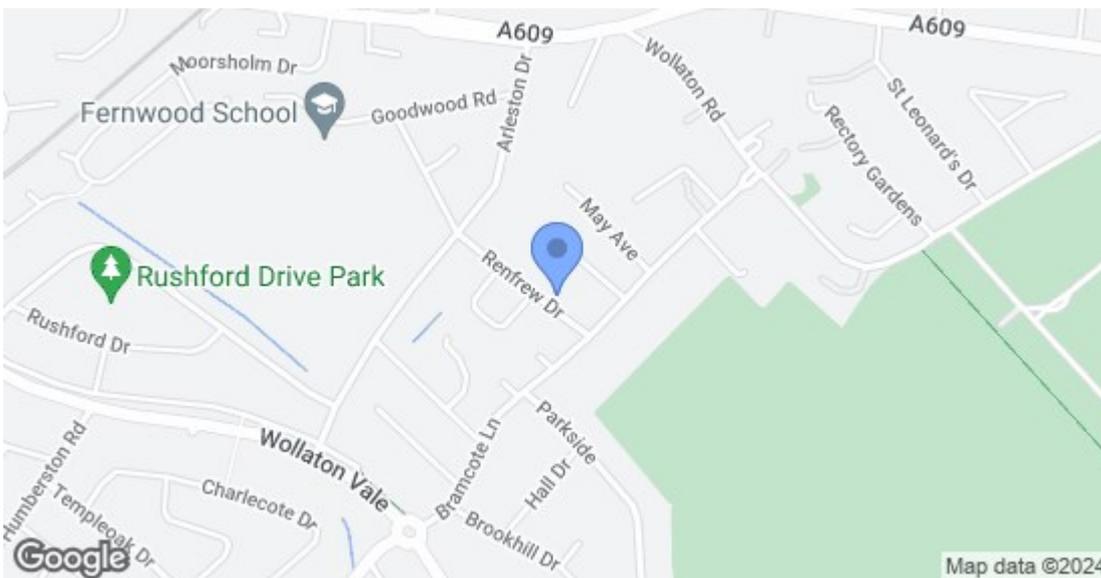
### Store

9'10" x 6'0" (3m x 1.84m )

Up and over door to the front.



**Robert Ellis**  
ESTATE AGENTS



| Energy Efficiency Rating  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs                     |  |                         |           |
| (92 plus) A   |  |                         | 83        |
| (81-91) B   |  |                         |           |
| (69-80) C   |  | 67                      |           |
| (55-68) D   |  |                         |           |
| (39-54) E   |  |                         |           |
| (21-38) F   |  |                         |           |
| (1-20) G  |  |                         |           |
| Not energy efficient - higher running costs                     |  |                         |           |
| <b>England &amp; Wales</b>                                      |  | EU Directive 2002/91/EC |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |  |                         |           |
| <b>England &amp; Wales</b>                                      |  | 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.