



Park Crescent,
Wollaton, Nottingham
NG8 2EQ

£245,000 Freehold



An impressive extended two bedroom semi detached house with a garden room.

Situated in this popular and convenient residential location, readily accessible for a range of local shops and amenities including schools, transport links, Wollaton Hall and Park and the M1 for further afield, this fantastic property is considered an ideal opportunity for a variety of potential purchasers including first time buyers, young professionals, families and investors.

In brief the internal accommodation includes an entrance hall, lounge, and an open plan kitchen diner to the ground floor, with 2 good sized bedrooms and a bathroom to the first floor.

To the front of the property you will find a large gravelled driveway with gated side access leading to the private and enclosed rear garden which includes raised decking, a gravelled and slabbed area to the side, artificial lawn beyond with stocked borders, fenced boundaries and a garden room.

Offered to the market with the benefit of a range of modern fixtures and fittings, a rear extensions and ready to move in condition this property truly must be viewed in order to be fully appreciated.



Entrance Hall

With a composite front door, stairs to the first floor, useful built in storage cupboard, radiator and a door to the Lounge.

Lounge

13'1" x 11'7" (4 x 3.54)

UPVC double glazed bay window to the front, laminate flooring, radiator and door to the kitchen diner.

Kitchen Diner

19'10" x 14'11" (6.07 x 4.56)

Fitted with a range of modern wall, base and drawer units, work surfaces with tiled splashbacks, kitchen island with breakfast bar, one and half bowl sink and drainer unit with mixer tap, integrated double electric oven, inset gas hob with air filter over, plumbing for washing machine, further appliance space, tiling to floors, under stair storage cupboard, contemporary wall mounted radiator and double glazed Bi-fold door to the rear and side and UPVC double glazed window to the side.

Landing

UPVC double glazed window to the side, loft hatch and doors leading to the bathroom and two bedrooms.

Bedroom One

13'2" x 11'10" (4.03 x 3.61)

A carpeted bedroom with two UPVC double glazed windows to the front, fitted wardrobes and radiator.

Bedroom Two

7'10" x 7'6" (2.41 x 2.29)

A carpeted bedroom with UPVC double glazed window to the rear and radiator.

Outside

To the front of the property you will find a large gravelled driveway with gated side access leading to the private and enclosed rear garden which includes raised decking, a gravelled and slabbed area to the side, artificial lawn beyond with stocked borders, fenced boundaries and a garden room.

Garden Room

12'4" x 6'3" (3.76 x 1.91)

Laminate flooring, power and electricity and UPVC sliding doors.

Bathroom

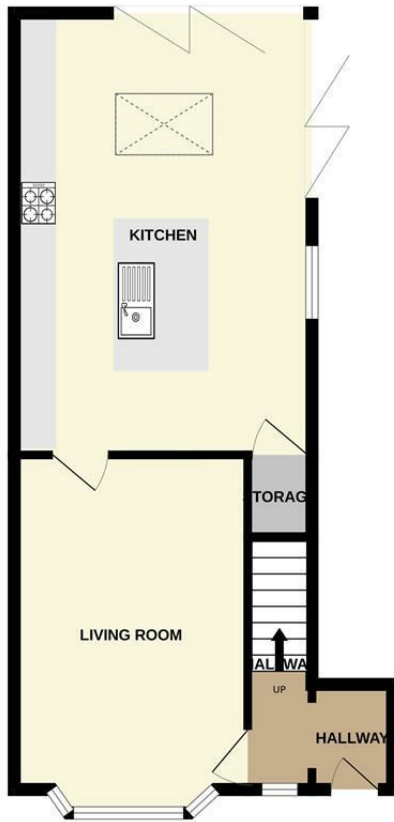
Incorporating a three piece suite comprising panelled bath with shower over, wash hand basin inset to vanity unit, low level WC, complementary tiling to the walls, wall mounted heated towel rail, spot lights to ceiling and UPVC double glazed window to the rear.

Council Tax Band

Nottingham City Council Band B



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(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	

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