



Wollaton Vale,  
Wollaton, Nottingham  
NG8 2PX

**£445,000 Freehold**





Situated just a short distance from Wollaton Hall and Deer Park, you have the luxury of all the greenery on the doorstep along with a variety of other local amenities including highly rated schools, shops, public houses, healthcare facilities, restaurants and transport links.

This spacious property would be considered an ideal opportunity for a large variety of buyers including growing families or anyone looking to relocate to this popular and convenient location.

In brief the internal accommodation comprises; a welcoming entrance hall, large open plan living and dining room, good sized kitchen, and utility room. Then rising to the first floor are three well proportion bedrooms, family bathroom and additional WC.

Outside to the front of the property is a block paved driveway with ample off-street parking for multiple cars and mature shrubs. The south facing rear garden, is primarily lawned with mature shrubs and paved seating area.

Having been enjoyed by the homeowner from new, this fantastic property is offered to the market with the advantage of gas central heating, UPVC double glazing throughout and is well worthy of an early internal viewing.





### Entrance Porch

UPVC double glazed door through to a carpeted entrance hall.

### Entrance Hall

Secondary door through to the entrance hall, with carpeted flooring, radiator, fitted storage cupboard and stairs to the first floor with stairlift, that can easily be removed if not required.

### Living Dining Room

12'0" x 27'3" (3.68 x 8.33)

A large carpeted reception room, with two radiators, electric fireplace, UPVC double glazed window to the front aspect and UPVC double glazed door to the rear garden.

### Kitchen

10'0" x 11'6" (3.07 x 3.53)

A range of wall and base units with work surfacing over and tiled splashbacks, sink with drainer and mixer tap, inset electric hob with extractor fan above and integrated electric oven. Space and fittings for freestanding fridge freezer and UPVC double glazed window to the rear aspect.

### Utility Room

8'1" x 6'4" (2.47 x 1.95)

Wall and base units with tiled splash backs, wall mounted boiler, space, and fittings for freestanding washer dryer, UPVC double glazed door to the rear garden and integral door to the garage.

### First Floor Landing

A carpeted landing space with UPVC double glazed window to the side aspect, access to the loft hatch and a useful storage cupboard.

### Bedroom One

12'1" x 13'9" (3.70 x 4.20)

A carpeted double bedroom, with radiator, fitted wardrobes and UPVC double glazed window to the rear aspect.

### Bedroom Two

11'2" x 10'11" (3.41 x 3.35)

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

### Bedroom Three

8'11" x 7'11" (2.72 x 2.43)

A carpeted double bedroom, with radiator and UPVC double glazed window to the front aspect.

### Bathroom

Incorporating a three-piece suite comprising low flush WC, pedestal wash hand basin, walk in mixer shower, fully tiled walls and flooring, a heated towel rail, additional radiator and UPVC double glazed window to the rear aspect.

### Additional WC

WC, radiator, tiled flooring and UPVC double glazed window to the side aspect.

### Outside

To the front is a block paved driveway with ample off-street parking for multiple cars and mature shrubs with gated side access to the rear. The south facing rear is primarily lawned, with a paved seating area, mature shrubs, and hedged boundaries.

### Garage

8'2" x 17'0" (2.51 x 5.20)

Up and Over garage door, with electric car charging point and power points.

### Material Information:

Freehold

Property Construction: Brick

Water Supply: Mains

Sewerage: Mains

Heating: Mains Gas

Solar Panels: No

Building Safety: No Obvious Risk

Restrictions: None

Rights and Easements: None

Planning Permissions/Building Regulations: None

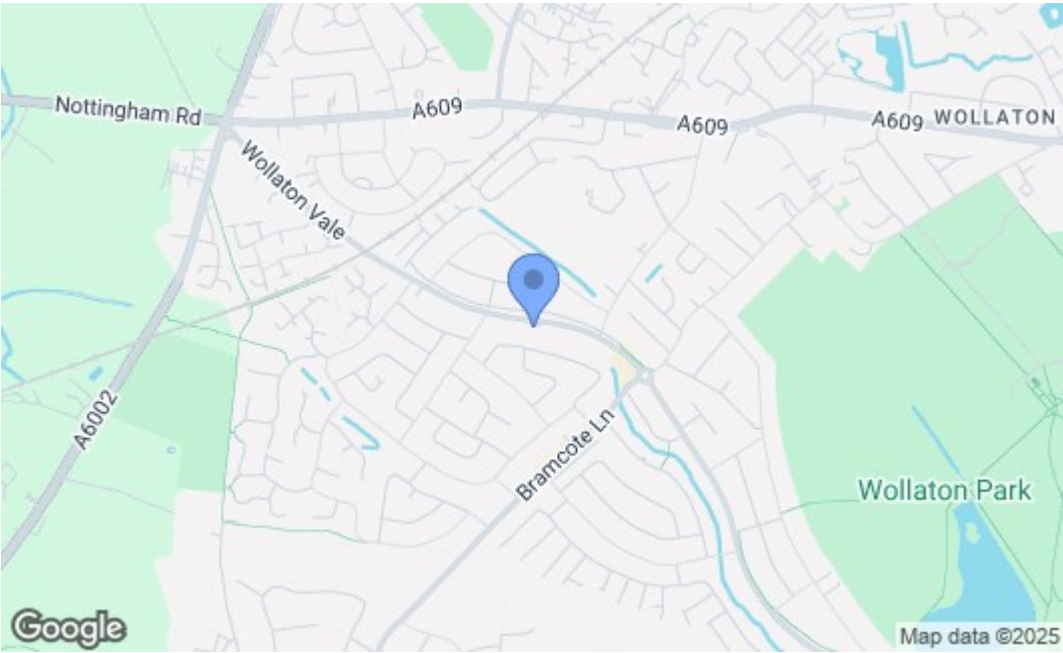
Accessibility/Adaptions: None

Has the Property Flooded?: No

### Disclaimer:

These details and Key facts 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. Full material information is available in hard copy upon request.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	55	76
England & Wales 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		
England & Wales EU Directive 2002/91/EC		

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