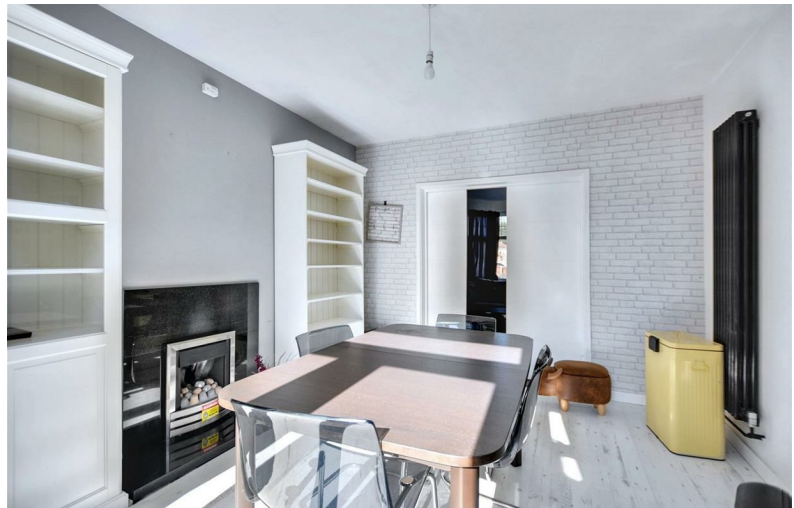


# Robert Ellis

*look no further...*



Heckington Drive,  
Wollaton, Nottingham  
NG8 1LF

**£350,000 Freehold**

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Occupying a sought-after position within Wollaton, conveniently situated for a range of local amenities including shops, excellent transport links and Wollaton Hall and Deer Park.

This great property would be considered an ideal opportunity for a large variety of buyers including growing families, young professionals or anyone wanting to locate to this popular and convenient location.

In brief the internal accommodation comprises: an entrance hall, lounge with double doors through to the open plan kitchen diner. Then rising to the first floor are three bedrooms and bathroom.

Outside the property to the front is a low maintenance garden with a generous block paved driveway providing ample parking for multiple cars. The enclosed rear garden is primarily lawned with fenced boundaries.

Having been let out in more recent years this property is offered to the market with the advantage of gas central heating and UPVC double glazing throughout and is well worthy of an early internal viewing.



### Entrance Hall

UPVC double glazed door through to a carpeted entrance hall, with radiator and useful storage cupboard.

### Lounge

13'8" x 10'10" (4.18m x 3.31m )

UPVC double glazed bay window to the front aspect, carpet flooring, and radiator.

### Open Plan Kitchen Diner

17'8" x 12'8" (5.40m x 3.88m )

#### Dining Area:

Reception room, with laminate flooring, radiator, electric fireplace and UPVC double glazed French doors to the rear garden.

#### Kitchen Area:

A range of wall and base units with work surfacing over, tiled splashbacks, sink with mixer tap and drainer, inset electric hob with extractor fan above, integrated electric oven and microwave. Space and fittings for freestanding appliances to include fridge freezer, washing machine and dishwasher.

### First Floor Landing

A carpeted landing with UPVC double glazed window to the side aspect.

### Bedroom One

13'8" x 10'7" (4.18m x 3.25m )

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

### Bedroom Two

12'7" x 10'7" (3.85m x 3.25m )

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

### Bedroom Three

8'3" x 6'7" (2.53m x 2.03m )

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

### Bathroom

Incorporating a four-piece suite comprising low flush WC,

pedestal wash hand basin, bath, walk in mains powered shower, fully tiled walls, heated towel rail and UPVC double glazed window to the side and rear aspect.

### Outside

To the front of the property is a low maintenance garden with pebbled space and block paved driveway. The enclosed rear garden is primarily lawned with a decked seating area, shed and fenced boundaries.

### 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

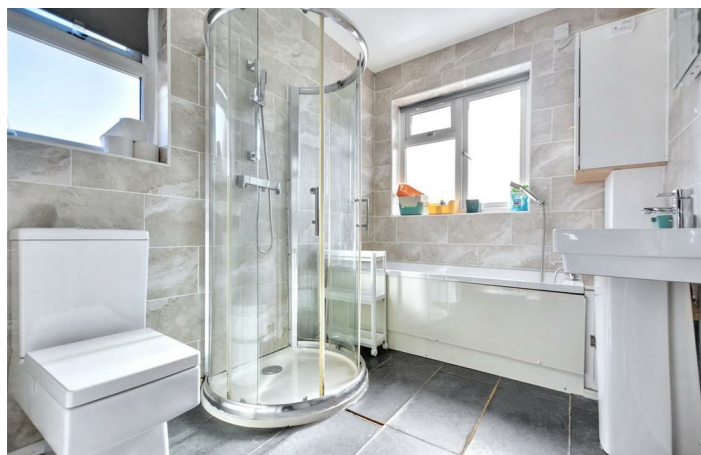
Planning Permissions/Building Regulations: granted before ownership.

Accessibility/Adaptions: None

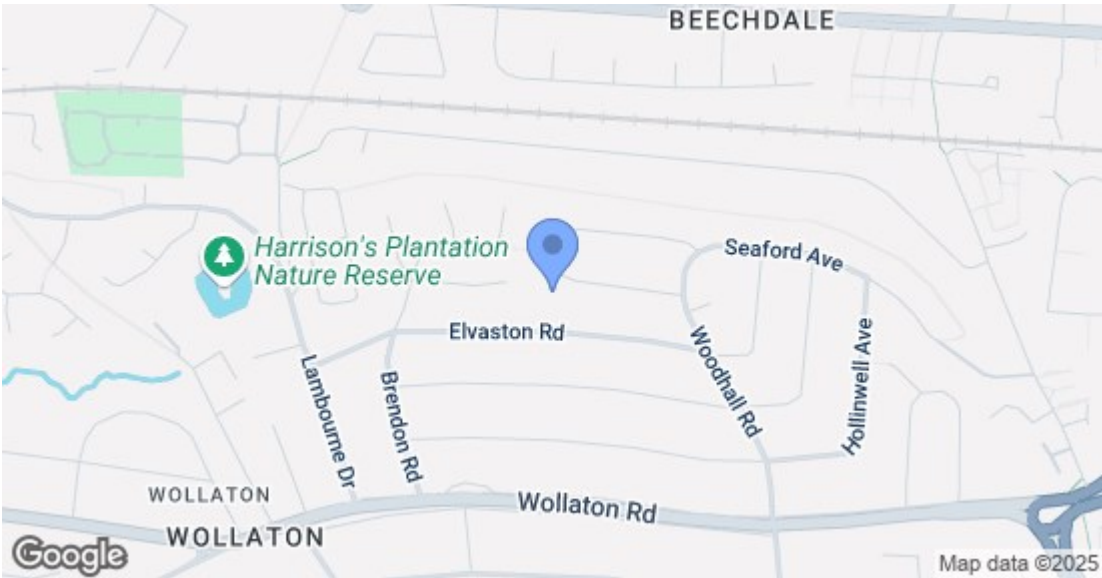
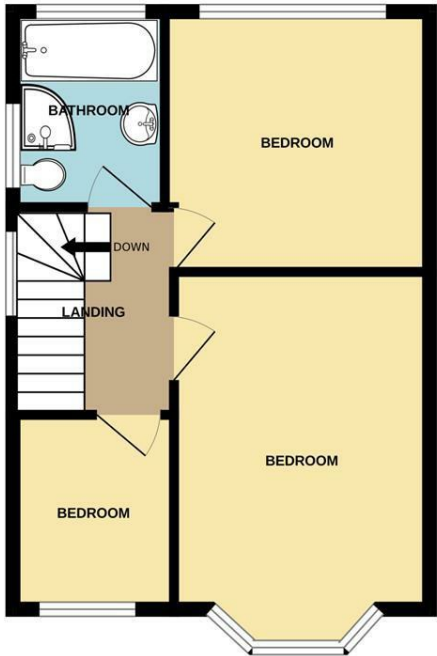
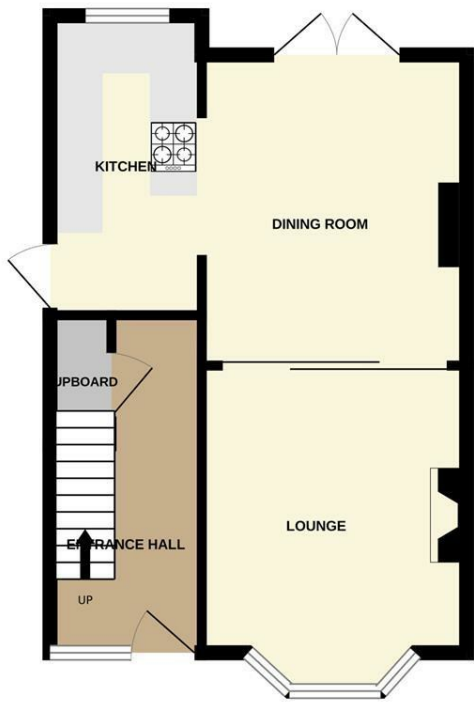
Has the Property Flooded?: No

### 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
(81-91) B		
(69-80) C		
(55-68) D	61	
(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 <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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