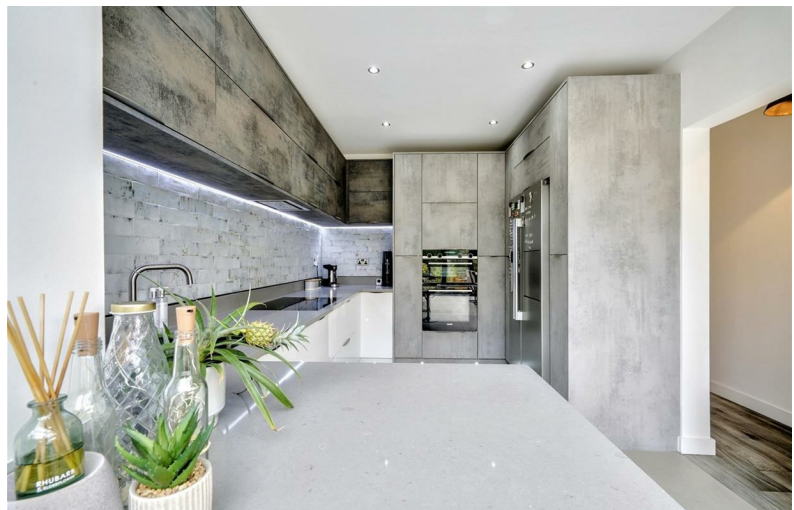


Robert Ellis

look no further...



Parkside,
Wollaton, Nottingham
NG8 2NQ

£735,000 Freehold

0115 922 0888



/robertellisestateagent



@robertellisea



Situated on a prestigious road, just a short walk from Wollaton Park, you are positioned with a wealth of local amenities on your doorstep including shops, public houses, healthcare facilities, restaurants, and transport links.

This impressive property would be considered an ideal opportunity for a large variety of buyers including working professionals, young families or anyone looking to relocate to this popular and convenient location.

In brief the internal accommodation comprises: entrance hall, large dual aspect lounge, second reception room currently set up as a bedroom, utility room, shower room and newly fitted kitchen and orangery, creating a versatile open plan kitchen, living and diner with bifold doors out to the rear garden, all designed with socialising in mind. Then rising to the first floor are two double bedrooms, a further single bedroom and shower room.

Both the front and rear gardens are beautifully landscaped, the front with the benefit of a double driveway, leading to the garage, and the rear beaming with colour and mature shrubs, along with a hot tub and private seating terrace.

Having been well maintained by the current vendor, this delightful 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 Hall

Entrance door through to a welcoming hallway, with wood-effect flooring, stairs to the first-floor landing and access to a useful under stairs storage cupboard.

Lounge

16'7" x 12'11" (5.08m x 3.96m)

A carpeted reception room, with radiator, feature fireplace with surround and two stained glass windows either side, wood-effect UPVC double glazed sash window to the front aspect and bi-fold doors out to the rear garden.

Reception Room/Bedroom Four

12'7" x 12'0" (3.86m x 3.66m)

A bright and airy reception room, with ceramic tiled flooring, radiator, fireplace with surround, and wood effect UPVC double-glazed sash window to the front aspect.

Kitchen

13'1" x 8'11" (3.99m x 2.74m)

Fitted with range of wall, base and drawer units with work surfacing over, complementary tiled splashback, one and half bowl sink and drainer unit with mixer tap, peninsula breakfast bar with seating, inset hob with air filter over, integrated double electric oven, integrated dishwasher, space for and American style fridge freezer, ceramic floor tiling, contemporary radiator, and spotlights to ceiling.

Orangery

24'11" x 16'0" (7.62m x 4.9m)

This stunning versatile room, offers a fantastic social set up, with plenty of space for both lounging and dining, the orangery features a fitted media unit, ceramic floor tiling with underfloor heating, two contemporary radiators, spotlights to ceiling, an impressive roof lantern and dual aspect bi-fold doors leading onto the rear decking.

Utility Room

8'11" x 8'0" (2.74m x 2.44m)

Fitted with a range of wall and base units with work surfacing over, tiled splashbacks, ceramic floor tiles, stainless steel single sink with mixer tap, space and plumbing for a washing machine and tumble dryer, spotlights to ceiling, door leading to the inner hall, and secondary door to the exterior.

Inner Hall

With ceramic tiled flooring, and door leading into the downstairs shower room.

Shower Room

A three-piece suite comprising: fully tiled corner shower with mains controlled shower over, wash-hand basin inset to vanity unit, low level WC, ceramic floor tiling, and wall mounted heated towel rail.

First Floor Landing

With stairs rising from the ground floor, radiator, UPVC double glazed dual aspect windows to the front and rear, and doors leading into the three bedrooms and shower room.

Main Bedroom

15'1" x 12'0" (4.6m x 3.66m)

Wood effect UPVC double glazed dual aspect windows to the front and side, radiator, carpet flooring, and eaves fitted storage.

Bedroom Two

12'11" x 12'0" (3.96m x 3.66m)

Wood effect UPVC double glazed window sash window to the front aspect, carpet flooring, and radiator.

Bedroom Three

10'0" x 7'8" (3.05m x 2.34m)

Wood effect UPVC double glazed sash window to the side aspect, carpet flooring, and fitted wardrobes.

Shower Room

Fitted with a three-piece suite comprising: fully tiled double walk-in shower with mains controlled shower over and further shower handset, wash-hand basin inset to vanity unit, wall mounted heated towel rail, spotlights to ceiling, and wood effect UPVC double glazed window to the rear aspect.

Outside

To the front of the property, there is a garden area planted with mature shrubs and trees, adjacent to this is a generous driveway providing ample off-road parking, with garage beyond. Gated side access leads to the well-maintained south-west facing private and enclosed rear garden, which is mainly laid to lawn and features raised decked area, ideal for entertaining, a further patio area, hot tub with pergola over, mature shrubs and trees, and hedge 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 for completed extension.

Accessibility/Adaptions: None

Has the Property Flooded?: No

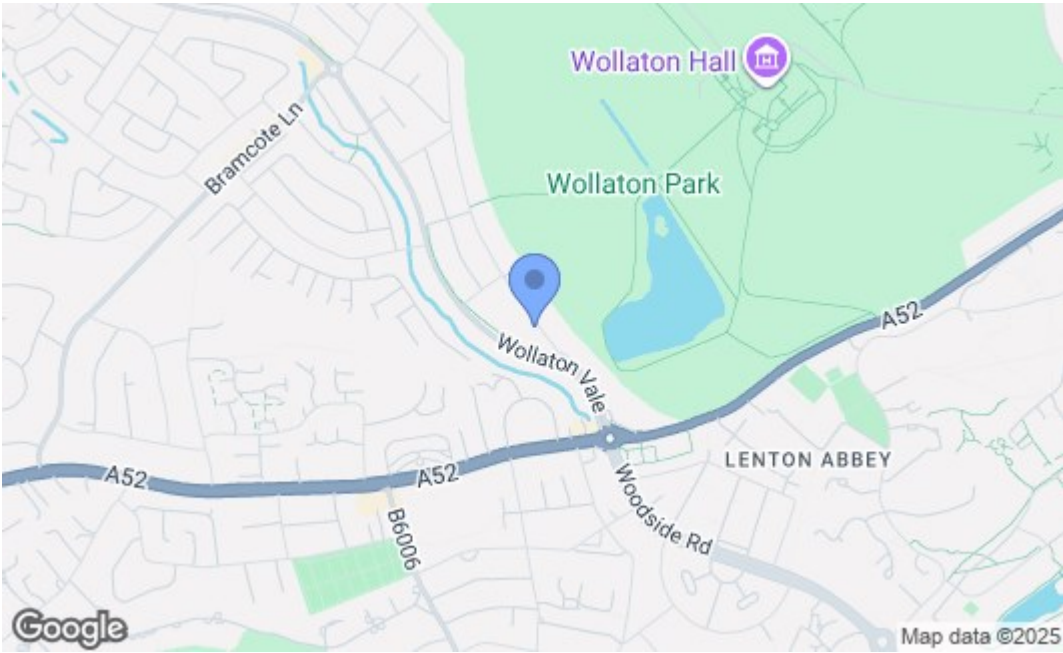
Disclaimer:

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