



Fernwood Crescent,  
Wollaton, Nottingham  
NG8 2GF

**£275,000 Freehold**





Situated in Wollaton you are a short walk away from Wollaton Hall and Fernwood School, with various other amenities close by including shops, restaurants, healthcare facilities and transport links.

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

In brief the internal accommodation comprises; an entrance hall, lounge, open plan kitchen diner and downstairs WC. Then rising to the first floor are three bedrooms and the bathroom. Then on the top floor is the fourth bedroom.

Outside the property is a hedged frontage providing privacy with a driveway for two cars standing and lawned space. The driveway provides right of way to the neighbouring shed if required and to the gated rear access. This is primarily lawned with a paved seating area.

Having been enjoyed by the current homeowners for over 20 years this great property is well worthy of an early internal viewing.



### Entrance Hall

Entrance door through to the hallway with a vinyl flooring, radiator and useful storage cupboard.

### Lounge

14'8" x 14'2" (4.48m x 4.34m )

Reception room, with laminate flooring, radiator and single glazed bay window to the front aspect.

### Kitchen Diner

18'0" x 11'10" (5.49m x 3.61m )

A range of wall and base units with work surfacing over and tiled splashbacks, one and a half bowl sink with mixer tap and drainer. Space and fittings for freestanding appliances to include a gas cooker, fridge freezer, washing machine, dryer and dishwasher. Vinyl flooring, double glazed rear window and door to the side passage.

### Downstairs WC

Low flush WC and pedestal wash hand basin with single glazed window to the side aspect.

### First Floor Landing

A carpeted landing space, with radiator and airing cupboard.

### Bedroom One

12'2" x 10'11" (3.72m x 3.34m )

Laminate flooring, radiator and single glazed window to the front aspect.

### Bedroom Three

10'8" x 6'4" (3.27m x 1.95m )

Laminate flooring, radiator and single glazed window to the rear aspect.

### Bedroom Four

12'2" reducing to 8'5" x 6'10" (3.71m reducing to 2.58m x 2.10m )

A carpeted room, with radiator and single glazed window to the side aspect.

### Bathroom

Incorporating a three-piece suite comprising low flush WC, pedestal wash hand basin, bath with electric power shower above and glass shower screen, fully tiled walls,

heated towel rail and single glazed window to the rear aspect.

### Second Floor Landing

A carpeted landing space.

### Bedroom Two

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

### Outside

The property has a hedged frontage providing privacy with a pebbled driveway for two cars standing and lawned space. The driveway provides right of way to the neighbouring shed if required, although not very often used, and to the enclosed rear garden. This is primarily lawned with a paved seating area 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: Neighbours have right of way to access the shed.

Planning Permissions/Building Regulations: None

Accessibility/Adaptions: None

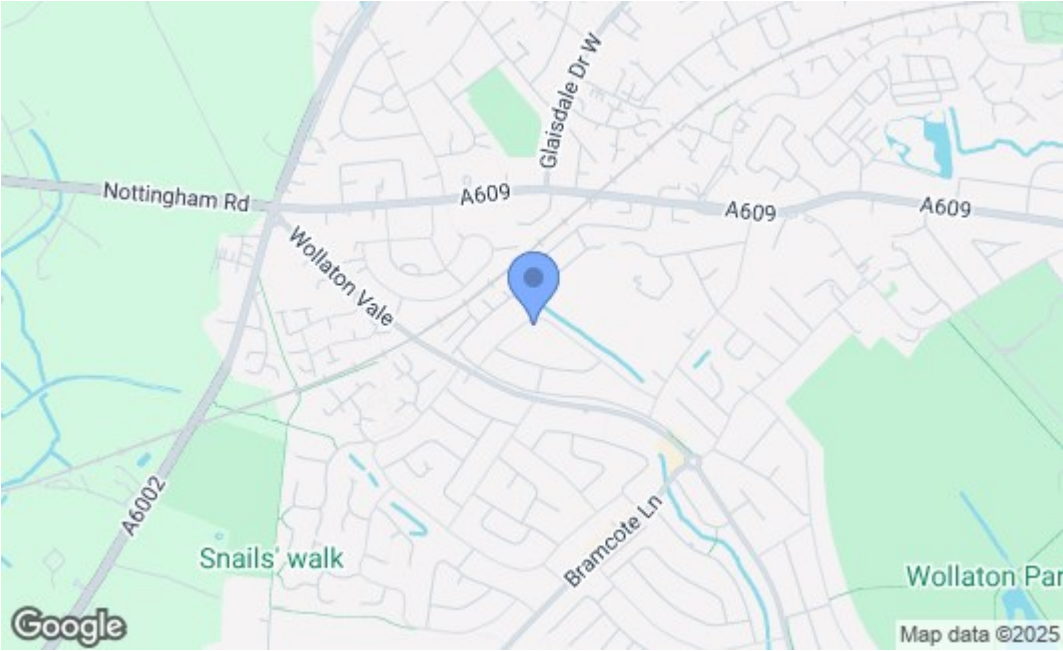
Has the Property Flooded?: No

### 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		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	51	
(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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