



Dean Close,  
Wollaton, Nottingham  
NG8 2BX

**£245,000 Freehold**





A beautifully presented contemporary two-bedroom semi-detached house.

Having been well-maintained and upgraded by the current vendor, including a replacement kitchen, this stylish property offers ready to move into accommodation that will doubtless be of great appeal to a first time buyer, investor, or those looking to downsize.

In brief the internal accommodation comprises: entrance porch, sitting room, and kitchen diner and then rising to the first floor are two-bedrooms and a modern bathroom.

Outside, the property sits on a good sized plot with an established front garden, drive to side, and to the rear there is an enclosed and mature garden, primarily lawned with patio and stocked borders.

Occupying an enviable location within an established estate, convenient for local schools, shops, parks and a wide range of other facilities this excellent property is well worthy of viewing.



### Entrance Porch

A composite double glazed entrance leads to porch, a second UPVC double glazed door leads to sitting room.

### Sitting Room

15'10" x 11'10" (4.84m x 3.62m )

UPVC double glazed window, radiator, stairs off to first floor landing and under stairs cupboard.

### Kitchen Diner

11'10" x 8'10" (3.62m x 2.70m )

Fitted wall and base units, work surfacing with tiled splashbacks, a Belfast style sink with mixer tap, inset gas hob with air filter above and electric oven below, integrated fridge and freezer, plumbing for a washing machine, tiled flooring, radiator, concealed combi boiler, UPVC double glazed window and door to the exterior.

### First Floor Landing

#### Bedroom One

11'10" x 8'10" (3.63m x 2.70m )

UPVC double glazed window, radiator, and mirror fronted wardrobes.

#### Bedroom Two

11'10" x 7'6" plus door recess (3.62m x 2.29m plus door recess )

UPVC double glazed window and radiator.

### Bathroom

With modern fittings in white comprising WC, wash-hand basin inset to vanity unit, bath with Mira shower over, part tiled walls, wall mounted heated towel rail, airing cupboard housing the hot water cylinder with slatted shelves above.

### Outside

To the front and side the property has an established low maintenance garden with raised border, established shrubs and gravelled area, a pedestrian gate leads to the rear of the garden where there is a enclosed and mature garden with patio, two sheds, lawn, well-stocked beds borders with shrubs and trees.

### 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

Does the property have spray foam in the loft?: No

Has the Property Flooded?: No

### Disclaimer:

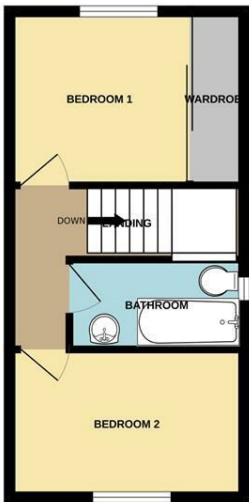
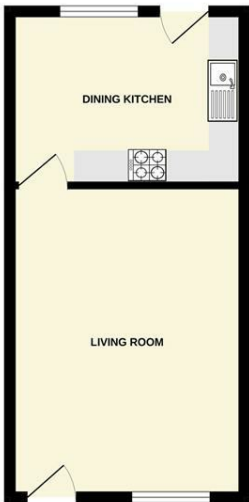
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GROUND FLOOR

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 misstatement. 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		90
(81-91) B		
(69-80) C	73	
(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 <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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