



Wollaton Vale,
Wollaton, Nottingham
NG8 2PD

£525,000 Freehold



Situated on Wollaton Vale, this fantastic detached property offers an exceptional opportunity for families seeking a spacious and comfortable home. With four generous sized bedrooms, this property is perfect for those who value both space and location.

The well-designed layout ensures that each room is filled with natural light, creating a warm and inviting environment. In brief the internal accommodation comprises; an entrance hall, breakfast kitchen, dining room through to a spacious conservatory, living room, ground floor bedroom or study and downstairs wash room. Rising to the first floor are three double bedrooms, main bedroom with en-suite and family bathroom.

Outside, the rear of the property, benefits from a spacious, lawned garden, perfect for hosting summer barbecues and get togethers. The front has the advantage of a paved driveway, with ample off street parking for multiple cars, leading to a double garage.

This home is conveniently located near a variety of amenities, schools, and parks, making it an ideal choice for families. With its spacious layout and prime location, this detached house is a wonderful opportunity for those looking to settle in a vibrant community. Do not miss the chance to make this charming property your new home.



Entrance Porch

Hard wood door through to a tiled entrance porch.

Entrance Hall

Parquet flooring, with radiator.

Breakfast Kitchen

8'11" x 18'4" (2.74 x 5.59)

A range of wall and base units with work surfacing over and tiled splashbacks, one and a half bowl sink with drainer and mixer tap, inset electric hob with extractor fan above. Integrated appliances to include electric double oven, fridge freezer and dishwasher. Double glazed windows to the rear aspect and UPVC double glazed door to the side passage.

Dining Room

9'7" x 14'3" (2.94 x 4.35)

A carpeted reception room, with radiator, opening up into the conservatory.

Conservatory

19'4" x 10'1" (5.91 x 3.08)

Large room, with laminate flooring and UPVC double glazed French doors and windows overlooking the garden.

Living Room

22'9" x 14'3" (6.94 x 4.35)

Reception room, with carpeted flooring, two radiators and double glazed sliding doors to the conservatory.

Downstairs Bedroom or Study

10'5" x 9'11" (3.19 x 3.03)

Versatile room, currently set up as a study but had been previously used as a bedroom. Carpeted flooring, radiator, fitted wardrobes and double glazed window to the front aspect.

Downstairs WC

Low flush WC, wall mounted sink with tiled splashbacks and double glazed window to the front aspect.

First Floor Landing

A carpeted landing space with radiator and useful storage cupboard.

Bedroom One

8'6" x 14'5" (2.61 x 4.40)

A carpeted double bedroom, with radiator, fitted wardrobes and double glazed window to the rear aspect. Access to the en-suite.

En-suite

A three-piece suite comprising low flush WC, pedestal wash hand basin and walk in electric power shower, part tiled walls, radiator and double glazed window to the front aspect.

Bedroom Two

11'1" x 10'10" (3.38 x 3.31)

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

Bedroom Three

9'0" x 13'4" (2.76 x 4.08)

A carpeted double bedroom, with radiator, fitted wardrobes and double glazed windows to the both the front and rear aspect.

Bathroom

A three-piece suite comprising low flush WC, pedestal wash hand basin, bath with mains power shower above and glass shower screen, part tiled walls. heated towel rail, access to the airing cupboard housing the water tank and double glazed window to the rear aspect.

Garden

To the front is a block paved driveway with ample off street parking for multiple cars. The large, enclosed rear garden is primarily lawned with mature shrubs.

Garage

18'11" x 17'6" (5.77 x 5.35)

Double garage, with up and over doors, electric 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

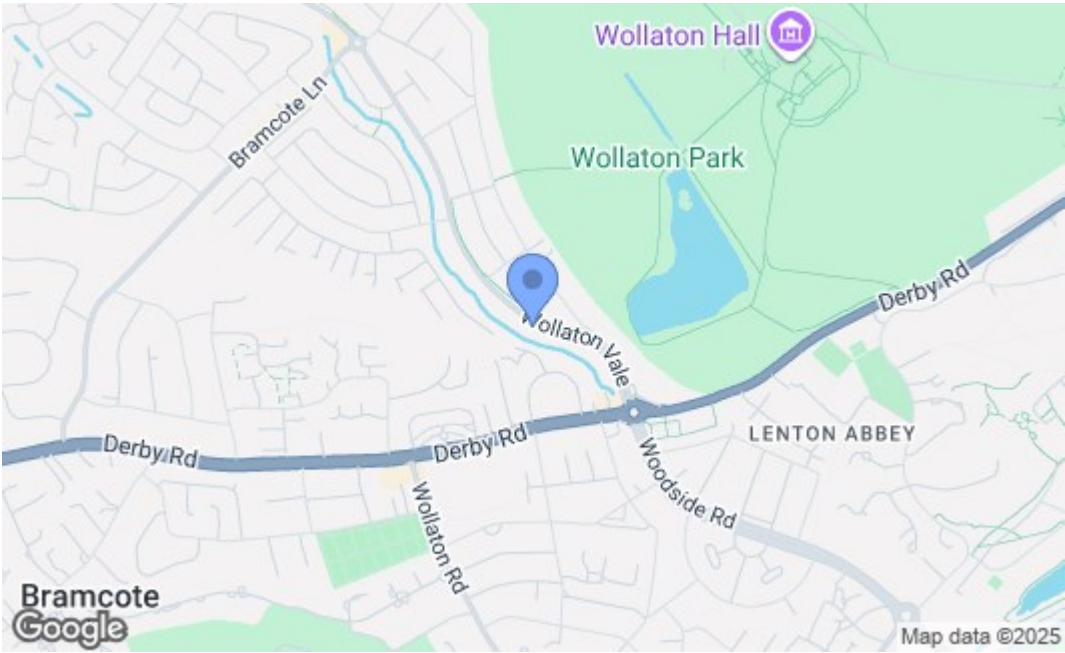
Has the Property Flooded?: No

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.



Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	55	
(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		
(55-68) D		
(39-54) E		
(21-38) F		
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