



Wagstaff Lane  
Jacksdale NOTTINGHAM





# Wagstaff Lane Jacksdale NOTTINGHAM NG16 5HN

for sale offers over  
**£470,000**



## Property Description

Burchell Edwards are pleased to present this beautiful and well situated four bedroom detached bungalow in the ever so popular location of Jacksdale. Wagstaff lane is in close proximity to a wide variety of shops, schools, bus routes, major road links and country side walks. The property briefly comprises of an entrance hallway, lounge, kitchen diner, conservatory, two well proportioned bedrooms and family bathroom suite. To the first floor are two more well sized bedrooms and bathroom suite. Outside there is ample off road parking and garage attached to the right hand elevation. With the private rear garden containing secure boundaries mature shrubs turf and great place for friends and family with stunning views and also benefiting from a garden office/room. This property has been updated and had space added over the years with great thought throughout to ensure practical living whilst capturing the stunning views and surrounding countryside. Viewings are essential to fully appreciate what the accommodation has to offer.

## Entrance Hall

Accessed through the front with tiled flooring allowing access to all areas of the ground floor, storage cupboard and stairs leading to the first floor.

## Lounge

16' 11" x 12' 11" ( 5.16m x 3.94m )

Situated to the front elevation this open lounge has a feature multi fuel burner, bay window, carpet flooring and doors to the rear.

## Kitchen

8' 10" x 9' 4" ( 2.69m x 2.84m )

This fitted kitchen comprises of a variety of matching wall and base units with counter tops over, sink and drainer unit, integrated oven, hobs over, tiled flooring and flows through to the dining area and conservatory.

## Conservatory

11' x 10' 3" ( 3.35m x 3.12m )

Situated on the rear elevation with windows providing a panoramic view of countryside views, doors into the garden and radiator.

## Dining Room

11' 3" x 7' 6" ( 3.43m x 2.29m )

Situated next to the kitchen and to the rear elevation and direct access to the conservatory, tiled floors and radiator.



### Bedroom One

.12' x 11' ( 3.66m x 3.35m )

Situated to the front elevation with a feature bay window, carpet flooring and radiator

### Bedroom four

9' 10" x 9' ( 3.00m x 2.74m )

Accessed from the hallway with window to side elevation , carpet flooring and radiator.

### Bathroom

This five piece suite comprises of a shower cubicle , stand alone bath , low level W/C , sink basin with taps over , bidet , window to the rear elevation and fully tiled.

### First Floor Landing

Having a feature window on the stairs and carpet flooring.

### Bedroom Three

14' 10" x 11' 7" ( 4.52m x 3.53m )

Situated tot he front elevation with carpet flooring , ample storage , radiator and window.

### Bedroom Two

8' 9" x 7' 10" ( 2.67m x 2.39m )

Benefiting with carpet flooring , radiator and window.

### Bathroom

Situated to the rear elevation with tiled flooring , storage and comprising of low level W/C , wash hand basin and panelled bath.

### Front

The property stands proudly back from the road with a walled and mature bushed frontage, ample off road parking with access to the tandem garage.

### Rear

To the rear the secured fenced garden comprises of a patio area , lawned area , secure boundaries with countryside rural views and access to the garden room/office.

### Garden room/office

15' 11" x 9' ( 4.85m x 2.74m )

The garden room has been recently decorated and benefits from power and lighting , window to the rear elevation and carpet flooring , currently set up as a music studio.

### Garage

The tandem garage comprises of a up and over garage door, power and lighting .















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To view this property please contact Burchell Edwards on

**T 01773 715454**  
**E [eastwood@burchelledwards.co.uk](mailto:eastwood@burchelledwards.co.uk)**

134 Nottingham Road Eastwood  
 NOTTINGHAM NG16 3GD

**EPC Rating: D**

**Tenure: Freehold**

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