



Hilary Close,  
Wollaton, Nottingham  
NG8 2SP

**Offers Over  
£600,000 Freehold**

0115 922 0888



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A well-presented large and individual four-bedroom detached house on a generous plot.

Tucked away in a sought-after residential location, this excellent house has been upgraded by the current vendors and now offers a light filled contemporary living space, ideal for the needs of a growing family but likely to appeal to a variety of potential purchasers.

In brief the stylish and versatile interior comprises: entrance porch, spacious entrance hallway, kitchen, dining room, sitting room and WC to the ground floor, rising to the first floor is a generous light landing, four good sized double bedrooms and a modern shower room.

Outside the property occupies a particularly large and private plot with parking, garage, car port, primarily lawned garden with mature trees and shrubs.

Displaying excellent potential for further extensions and developments subject to the necessary consents, this excellent property is well placed for a wide range of local amenities and is a short walk from Bramcote Lane shops.

Only through viewing can this unique property be truly appreciated.



## Entrance Porch

UPVC double glazed entrance door with flanking UPVC double glazed windows and tiled flooring.

## Entrance Hall

Second wooden entrance door, radiator, useful under stairs storage cupboard and stairs off to first floor landing.

## Downstairs WC

Fitted with a WC, pedestal wash-hand basin, radiator, panelled walls, and wooden window.

## Kitchen

18'0" x 10'3" (5.51m x 3.14m )

with a range of fitted wall and base units, work surfacing with tiled splashback, one and half bowl sink with mixer tap, a Hotpoint cooker, Hotpoint washing machine, radiator, two UPVC double glazed windows, a pantry and door to the exterior.

## Dining Room

20'2" x 8'6" (6.16m x 2.61m )

Wooden windows and patio doors with secondary glazing, radiator, and feature skylights.

## Sitting Room

20'0" decreasing to 11'9" x 21'1" (6.12m decreasing to 3.60m x 6.45m )

UPVC double glazed window to the front, patio doors leading through to the dining to the rear, three radiators and inset ceiling spotlights.

## First Floor Landing

14'10" x 8'2" (4.53m x 2.49m )

UPVC double glazed window, radiator and loft hatch.

## Bedroom One

12'0" x 11'7" (3.67m x 3.55m )

UPVC double glazed window and radiator.

## Bedroom Two

11'7" x 10'0" (3.54m x 3.05m )

UPVC double glazed window, radiator and recessed wardrobe.

## Bedroom Three

10'2" x 9'4" (3.10m x 2.86m )

UPVC double glazed window and radiator.

## Bedroom Four

9'2" x 12'0" (2.81m x 3.67m )

UPVC double glazed window and radiator.

## Shower Room

7'10" x 5'11" (2.41m x 1.82m )

Fitted with a WC, pedestal wash-hand basin, shower cubicle with mains controlled shower over, part tiled walls, radiator, extractor fan and UPVC double glazed window.

## Outside

To the front, the property has a drive providing ample car standing with garage and car port beyond. The property has a primarily lawned mature front garden with hedges and trees, shrubs and gates access leading to the rear of the property on both sides. To the side the property has a car port, outside tap and useful brick store housing the boiler. To the rear the property has a expansive primarily lawned garden with patio and power point, a rockery style border, various mature shrubs and trees.

## Garage

17'5" x 8'5" (5.32m x 2.57m )

Up and over door to the front, windows to the side, pedestrian door to the rear, light and power.

## 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

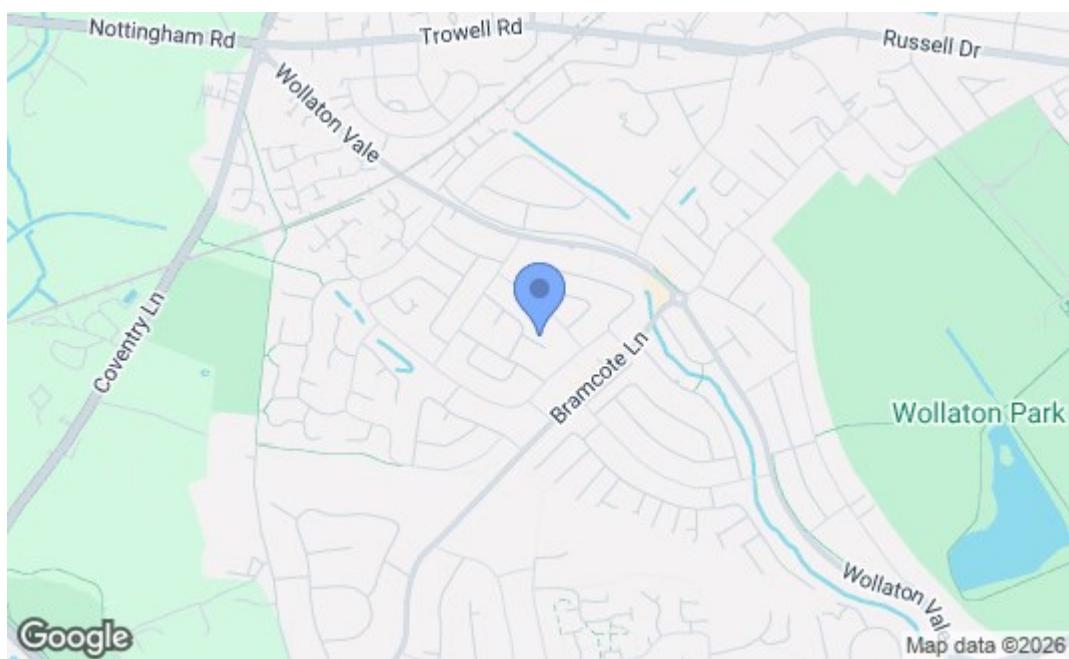
Has the Property Flooded?: No

## Disclaimer:

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		
(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 <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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