



Wollaton Avenue  
Gedling, Nottingham NG4 4HY

EXTENDED FOUR BEDROOM  
SEMI-DETACHED PROPERTY

**Guide Price £220,000 Freehold**



\*\*\*GUIDE PRICE £225,000 - £235,000\*\*\*

Robert Ellis are pleased to bring to the market this well-presented and deceptively spacious four-bedroom semi-detached property, positioned within the popular residential location of Gedling, Nottingham.

The property offers flexible and versatile accommodation arranged over two floors, making it ideal for a range of buyers including families, those requiring a ground floor bedroom, or buyers looking for additional space for guests or multi-generational living. Whilst the property would benefit from some cosmetic renovations in places, it has been well maintained and offers fantastic potential for purchasers to personalise and enhance to their own tastes.

To the ground floor, the accommodation comprises an entrance porch leading into the entrance hallway, with a ground floor WC and stairs rising to the first floor. There is a modern fitted kitchen positioned to the front of the property, complete with a range of matching wall and base units, integrated oven, microwave, dishwasher, induction hob, space for further appliances and useful pantry storage.

To the rear of the property is a spacious lounge diner, a generous living space with a feature fireplace and French doors opening out to the rear garden, creating a bright and sociable room ideal for everyday living and entertaining.

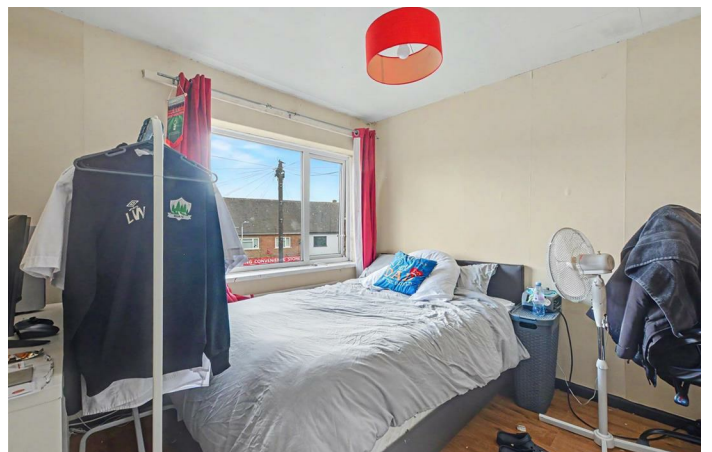
A particular feature of the home is the ground floor bedroom, which benefits from patio doors to the rear, a roof lantern and its own en-suite bathroom. The en-suite is fitted with a walk-in shower, freestanding bath, vanity wash hand basin and WC, offering a fantastic level of flexibility to the accommodation.

To the first floor, there are three further bedrooms, with bedroom one benefiting from fitted wardrobes, along with a family bathroom fitted with a three-piece suite.

Outside, the property has a front garden with pathway to the entrance door. To the rear is an enclosed garden with a large paved patio seating area and a raised lawn, enclosed by fenced boundaries.

Wollaton Avenue is well placed for a range of local shops, schools, transport links and nearby amenities, making this an excellent opportunity for buyers looking for a spacious and flexible home in a popular Gedling location. Offering generous accommodation and scope for cosmetic improvement, the property presents an exciting opportunity for buyers to create a home tailored to their own style and requirements.

An internal viewing comes highly recommended to fully appreciate the size, layout, potential and flexibility of the accommodation on offer.



### Entrance Porch

2'11 x 6'01 approx (0.89m x 1.85m approx)

Modern UPVC double glazed door to the side elevation, laminate flooring, internal UPVC double glazed door leading to the inner entrance hallway.

### Entrance Hallway

12'5 x 5'09 approx (3.78m x 1.75m approx)

Recessed spotlights to the ceiling, laminate flooring, wall mounted radiator, staircase leading to the first floor landing with feature glass balustrade, panelled doors leading off to:

### Ground Floor WC

2'10 x 3'04 approx (0.86m x 1.02m approx )

UPVC double glazed window to the front elevation, pedestal wash hand basin with storage cupboards below, low level flush WC, laminate flooring, recessed spotlights to the ceiling, extractor fan.

### Fitted Kitchen

12'05 x 9'07 approx (3.78m x 2.92m approx )

A range of matching wall and base units incorporating laminate worksurfaces over, four ring induction hob with stainless steel and glass extractor hood above, integrated Zanussi oven, integrated eye level Zanussi microwave, integrated dishwasher, space and point for a freestanding wine chiller, space and point for a freestanding fridge freezer, belfast pantry providing useful additional storage space, tiled splashbacks, stainless steel sink with modern swan neck mixer tap over, kickboard heater, recessed spotlights to the ceiling, pull-out storage rack, laminate floor covering, UPVC double glazed window to the front elevation, panelled door leading through to:

### Inner Lobby

2'8 x 2'11 approx (0.81m x 0.89m approx)

Recessed spotlights to the ceiling, airing cupboard providing useful additional storage with space and plumbing for a washing machine, panelled door leading to additional ground floor bedroom.

### Bedroom Four

12'6 x 10'2 approx (3.81m x 3.10m approx )

UPVC double glazed patio doors to the rear elevation, sun lantern, wall mounted radiator, recessed spotlights to the ceiling, panelled door leading to the en-suite bathroom.

### En-Suite

10'5 x 9'2 approx (3.18m x 2.79m approx )

UPVC double glazed window to the side elevation, sun lantern, walk-in shower enclosure featuring a rainfall shower over, wall hung vanity wash hand basin with mixer tap over, double ended freestanding bath, low level flush WC, recessed spotlights to the ceiling, laminate flooring, heated towel rail.

### Lounge Diner

13' x 18'8 approx (3.96m x 5.69m approx)

UPVC double glazed French doors leading to the enclosed rear garden, UPVC double glazed window to the rear elevation, wall mounted radiator, ceiling light points, feature fireplace incorporating wooden mantle with tiled hearth.

### First Floor Landing

Loft access hatch, ceiling light point, storage cupboard providing useful additional storage space, panelled doors leading off to:

### Bedroom One

12'10 x 12'03 approx (3.91m x 3.73m approx)

UPVC double glazed window to the rear elevation, wall mounted radiator, ceiling light point, built-in wardrobes with sliding mirrored doors.

### Bedroom Two

9'08 x 10'9 approx (2.95m x 3.28m approx)

UPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point.

### Bedroom Three

10'6 x 8'1 approx (3.20m x 2.46m approx )

UPVC double glazed window to the rear elevation, wall mounted radiator, ceiling light point, laminate flooring.

### Family Bathroom

4'8 x 8'7 approx (1.42m x 2.62m approx )

Three piece suite comprising double ended panelled bath with electric shower above, semi-recessed vanity wash hand basin with storage cupboards below, low level flush WC, chrome heated towel rail, ceiling light point, two UPVC double glazed windows to the front elevation, tiled splashbacks.

### Outside

#### Front of Property

To the front of the property there is a pathway leading to the front entrance door with front garden being laid mainly to lawn with fencing and brick wall to the boundaries.

#### Rear of Property

To the rear of the property there is an enclosed rear garden incorporating a large paved patio area, raised garden laid to lawn with fencing to the boundaries.

### Agents Notes: Additional Information

Council Tax Band: B

Local Authority: Gedling

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 5mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

Flood Defences: No

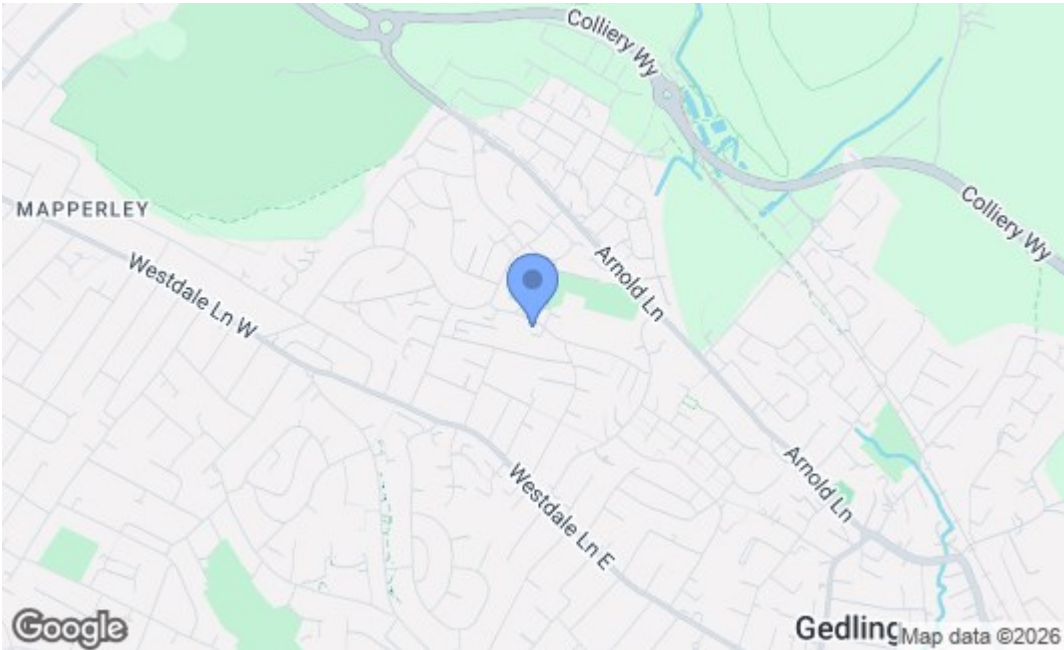
Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No



Robert Ellis  
ESTATE AGENTS



| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       | 71      | 77        |
| (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                         |         |           |

These details 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.