



Plantation Road,
Wollaton, Nottingham
NG8 2ER

£260,000 Freehold



A well-presented and maintained extended, three-bedroom semi-detached house.

Benefitting from a large single storey extension to the rear, providing a large bathroom and breakfast kitchen, this great property has been upgraded during the current vendors occupation and now offers a ready to move into contemporary living space.

In brief the internal accommodation comprises: hallway, sitting room, dining room, breakfast kitchen, bathroom, rising to the first floor are three bedrooms.

Outside the property has a drive to the front, and mature gardens to both front and rear.

Occupying a sought-after and convenient residential location, close to local shops, parks, excellent schools, and transport links, this traditionally styled property will appeal to a variety of potential purchasers.



Entrance Hall

Composite double glazed entrance door, stairs to first floor landing, and radiator.

Sitting Room

15'2" x 11'11" (4.63m x 3.64m)

UPVC double glazed bay window, radiator and Adam style fire surround and marble hearth.

Dining Room

15'5" x 9'4" (4.70m x 2.86m)

UPVC double glazed window, radiator, and under stairs cupboard.

Bathroom

16'11" x 5'11" (5.18m x 1.82m)

Modern fittings in white comprising bath with Triton shower over, pedestal wash-hand basin, WC, part tiled walls, radiator, UPVC double glazed window, and extractor fan.

Breakfast Kitchen

17'1" x 8'8" (5.22m x 2.65m)

With an extensive range of fitted wall and base units, work surfacing with tiled splashback, single sink and drainer with mixer tap, inset gas hob with air filter above, and inset electric oven, plumbing for a washing machine and dishwasher, breakfast bar, UPVC double glazed window and patio door to the rear garden.

First Floor Landing

UPVC double glazed window, loft hatch with retractable ladder leading to the boarded and insulated loft space.

Bedroom One

13'1" x 12'0" (3.99m x 3.68m)

Two UPVC double glazed windows and two radiators.

Bedroom Two

9'4" x 7'6" (2.86m x 2.31m)

UPVC double glazed window and radiator.

Bedroom Three

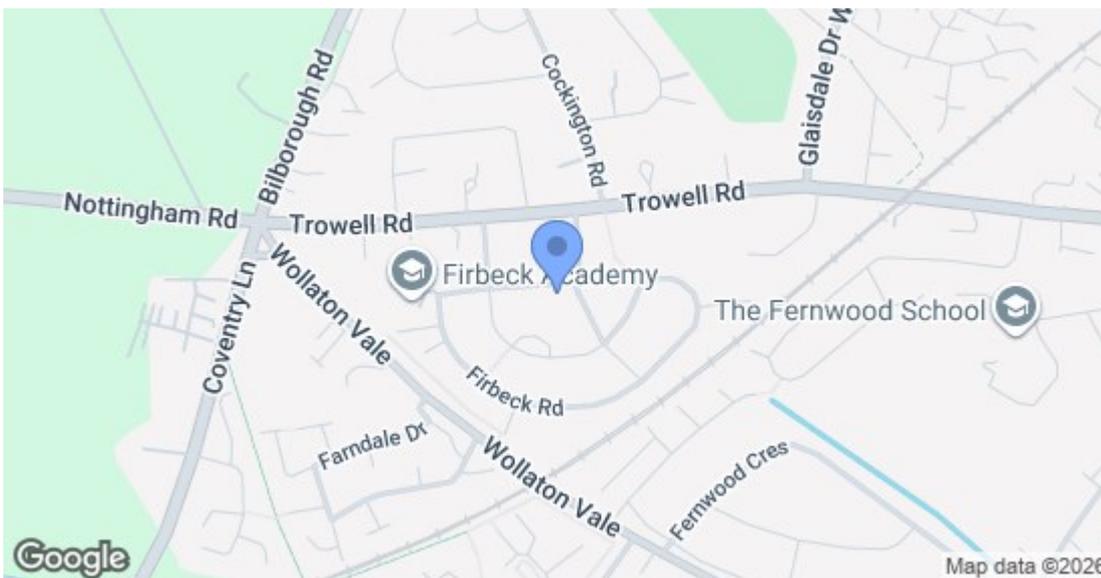
9'9" x 6'4" (2.99m x 1.95m)

UPVC double glazed window and radiator.

Outside

To the front the property has a drive providing car standing with shrubs. There is a path along the side to the property leading to the rear, where there are two patios, a primarily lawned garden with mature shrubs and trees.





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 (CO₂) 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			
(1-20) G			
Not environmentally friendly - higher CO ₂ 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.