Robert Ellis

*look no further...*

Courtney Close,
Wollaton, Nottingham
NG8 2BS

**£295,000 Freehold**

0115 922 0888

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This delightful semi-detached house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The inviting reception rooms provides a warm and welcoming atmosphere, perfect for relaxing or entertaining guests.

The house features new Hive heating system, and a modern bathroom, ensuring that your daily routines are both comfortable and efficient. The property also boasts parking, a valuable asset in this bustling area, allowing for easy access and convenience.

Surrounded by local amenities, schools, and parks, this home is situated in a community that caters to all your needs. Whether you are looking to enjoy a quiet evening in or explore the vibrant surroundings, this property offers the perfect base.

In summary, this semi-detached house on Courtney Close is a wonderful opportunity for anyone looking to settle in Nottingham. With its spacious layout, convenient parking, and prime location, it is a must-see for prospective buyers or renters alike.

Entrance Hall
With UPVC double glazed entrance door, radiator, UPVC double glazed window to the side, herring bone flooring, stairs to the first floor and door to the lounge.

Lounge
13'3" x 12'6" (4.05m x 3.83m )
Herring bone flooring, window to the front, radiator, useful under stairs storage cupboard, spotlights and opening into the kitchen diner.

Kitchen Diner
15'8" x 10'11" (4.78m x 3.35m )
Herring bone flooring, a range of modern wall, base and drawer units, work surfaces, sink and drainer unit with mixer tap, integrated electric oven, inset induction hob above and air filter over, integrated fridge freezer, dishwasher and washing machine, radiator, spotlights, UPVC double glazed window to the rear and UPVC double glazed sliding patio door to the rear.

First Floor Landing
UPVC double glazed window to the side, loft hatch, built-in storage cupboard, and doors to the bathroom and three-bedrooms.

Bedroom One
13'3" x 8'11" (4.05m x 2.74m )
A carpeted double bedroom with window to the front and radiator.

Bedroom Two
9'2" x 9'1" (2.8m x 2.78m )
A carpeted double bedroom with fitted wardrobes, window to the rear and radiator.

Bedroom Three
6'7" x 6'5" (2.03m x 1.98m )
A carpeted bedroom with built-in storage cupboard, window to the front and radiator.

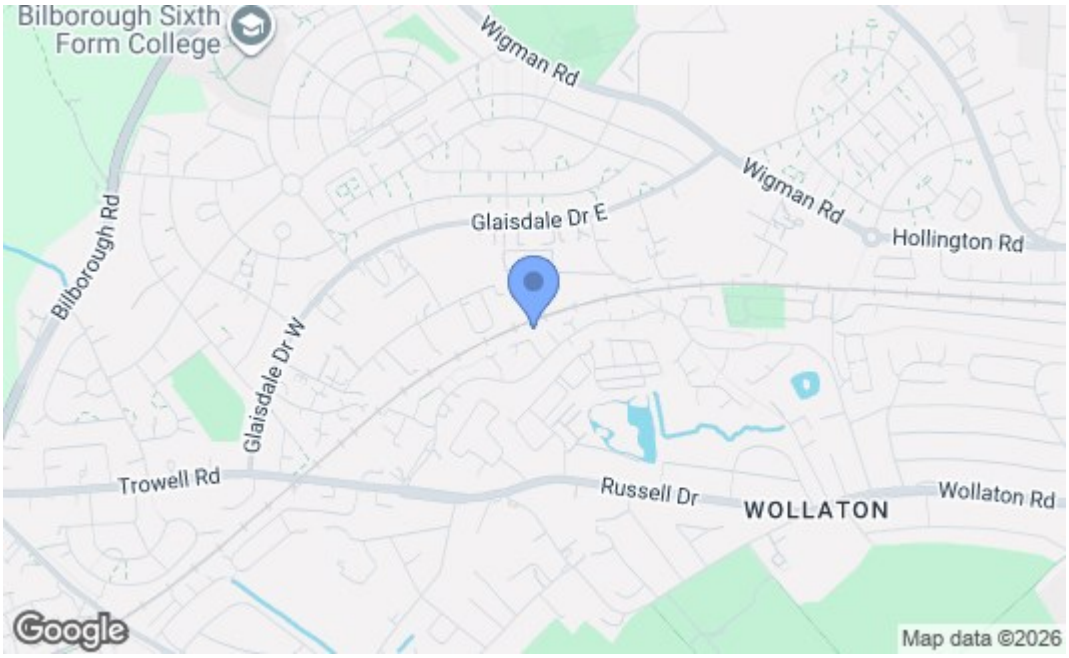
Bathroom
Incorporating a three-piece suite comprising: L-shaped bath with main controlled shower over, wash-hand basin inset to vanity unit, WC, tiled splashbacks, to the rear, and a wall-mounted side hung heated towel rail.

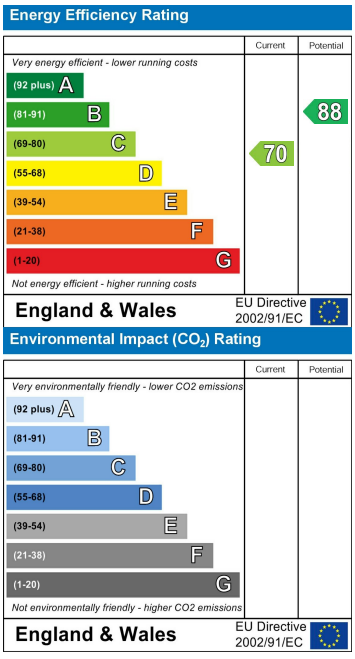
Outside
To the front of the property you find a lawned garden with a driveway for two cars with the garage beyond. To the rear of the property there is a generous, landscaped private and enclosed garden, which includes a south-facing patio patio with retaining wall around with inset lights, a lawned area with mature trees and shrubs, stocked beds and borders, sun-terrace, useful storage shed and fence boundaries.

Garage
A single garage with up and over garage door to the front, light and power.

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.

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