

Robert Ellis

look no further...



Parkside Rise,
Wollaton, Nottingham
NG8 2PA

£695,000 Freehold

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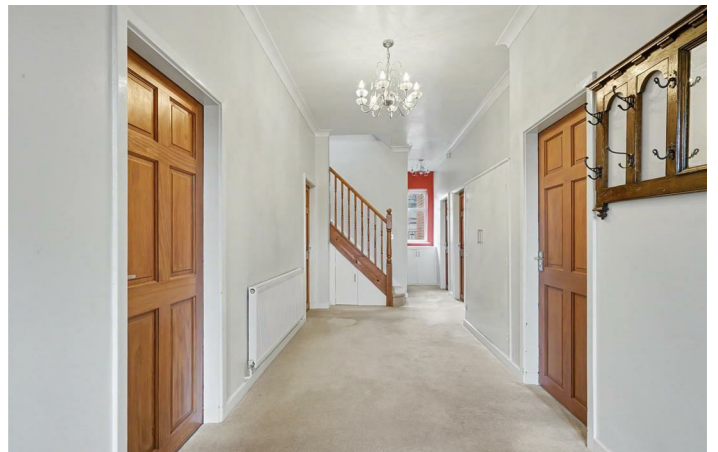
A well proportioned four double bedroom detached house with a detached double garage.

Situated in this sought after and convenient residential location, well placed for local shops and amenities, including schools, transport links, Wollaton Park, Nottingham University and Queen's Medical Centre. This fantastic property is considered an ideal opportunity for growing families.

In brief, the internal accommodation comprises porch, entrance hall, lounge, kitchen, dining room, utility room, WC, bathroom, sitting room and two bedrooms, one of which has an en-suite to the ground floor. To the first floor, you will find two good size double bedrooms, a family bathroom and WC.

To the front of the property, you will find a large driveway offering ample off-road parking, well stocked borders and gated side access leading to the private and enclosed rear garden which includes a patio and raised lawn beyond.

Offered to the market with the benefit of ready to move into condition and NO UPWARD CHAIN. An internal viewing comes highly recommended.



Porch

uPVC double glazed French doors and uPVC double glazed door with flanking windows to the entrance hall.

Entrance Hall

uPVC double glazed window to the rear, radiator, useful cloaks cupboard, stairs to the first floor and doors to two bedrooms, sitting room, bathroom, dining room and lounge.

Lounge

26'6" x 16'8" (8.1 x 5.1)

Carpeted reception room with electric fire with Adam-style mantel, spotlights, three radiators, uPVC double glazed windows to the front and side, and uPVC double glazed bay window to the front, door to the kitchen.

Kitchen

15'1" x 12'5" (4.6 x 3.8)

With a range of wall, base and drawer units, work surfaces, sink with drainer and a mixer tap, Smeg oven with five burner gas hob and aluminium splashback and extractor fan over, tiled flooring, space for a fridge/freezer, integrated dishwasher, uPVC double glazed window to the side, radiator, spotlights, uPVC double glazed door to the rear and French doors to the dining room.

Dining Room

12'10" x 8'9" (3.93 x 2.67)

Carpeted reception room with radiator, spotlights, useful storage cupboard and door to the utility room.

Utility Room

8'8" x 7'11" (2.66 x 2.42)

With a range of wall and base units, work surfaces, sink with drainer and a mixer tap, plumbing for washing machine and tumble dryer, tiled flooring and splashbacks, radiator, uPVC double glazed window to the rear, Worcester combination boiler and door to WC.

WC

With a WC, pedestal wash hand basin, tiled flooring and walls, radiator, extractor fan and uPVC double glazed window to the rear.

Bathroom

Incorporating a three piece suite comprising panel bath with mains controlled shower over, wash hand basin inset to vanity unit, WC, tiled flooring and walls, heated towel radiator, uPVC double glazed window to the rear and extractor fan.

Sitting Room

11'11" x 11'10" (3.64 x 3.63)

Carpeted reception room with radiator, uPVC double glazed window to the side and uPVC double glazed French doors with flanking windows to the rear patio.

Bedroom 4

11'11" x 10'11" (3.64 x 3.34)

Carpeted double bedroom with fitted wardrobes, uPVC double glazed window to the side and radiator.

Bedroom 1

14'10" x 12'10" (4.54 x 3.93)

Carpeted bedroom with fitted wardrobes, two radiators, uPVC double glazed bay window to the front, uPVC double glazed window to the side and door to the en-suite.

En-suite

Incorporating a three piece suite comprising corner shower, wash hand basin inset to vanity unit, WC, tiled flooring and walls, heated towel rail, uPVC double glazed window to the rear.

Landing

With Velux window, loft hatch, radiator and doors to the WC, bathroom and two bedrooms.

Bedroom 2

22'9" x 10'8" (6.95 x 3.27)

Carpeted double bedroom, uPVC double glazed window to the front, two radiators and two built-in eaves storage cupboards.

Bedroom 3

17'7" x 12'0" (5.36 x 3.67)

Carpeted double bedroom with two radiators, uPVC double glazed window to the side, fitted wardrobes and drawers and a built-in eaves storage cupboard.

Bathroom

Incorporating a three piece suite comprising panel bath with mains controlled shower over, wash hand basin inset to vanity unit, WC, tiled walls, Velux window, heated towel rail and extractor fan.

WC

With a WC, pedestal wash hand basin, tiled walls, radiator and Velux window.

Outside

To the front of the property, you will find a large driveway offering ample off-road parking, well stocked borders and gated side access leading to the private and enclosed rear garden which includes a patio and raised lawn beyond.

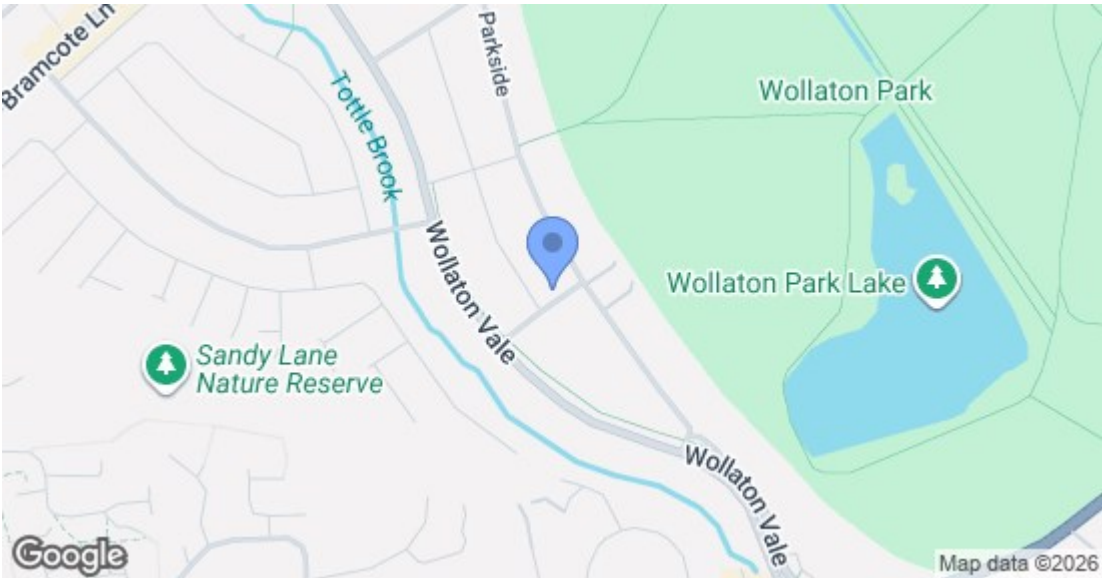
Garage

Double garage, two up and over garage doors to the front and a pedestrian door to the side.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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		
	61	74
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) 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		
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Not environmentally friendly - higher CO ₂ emissions		
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