

Kingswood Road

Wollaton
Nottingham
NG8 1LD

Offers Over £329,999



- Sought-after Wollaton location close to Wollaton Park and amenities
- Three-bedroom semi-detached home
- Bay-fronted lounge and spacious sitting/dining room
- Modern fitted kitchen with integrated appliances
- Ground-floor WC and family bathroom
- Two double bedrooms plus versatile third bedroom/study
- Driveway parking and useful storage/summer house
- Enclosed rear garden with lawn and patio
- Solar PV
- Tenure - Freehold / EPC Band C / Council Tax Band B

 0115 841 1155

Kingswood Road, Nottingham, NG8 1LD

Key Features

Situated in the highly desirable Wollaton area, this attractive traditional semi-detached home enjoys convenient access to a range of local amenities, including Wollaton Park, as well as the local Middleton primary school.

The property is arranged over two floors and offers spacious accommodation. In brief, the ground floor comprises a double-glazed entrance porch leading into a welcoming hallway with staircase rising to the first floor, a convenient ground-floor WC, a bright and airy lounge featuring a bay window, and a generous sitting/dining room with attractive wooden flooring and patio doors opening onto the rear garden.

The modern fitted kitchen is well equipped with a six-ring gas hob, double oven, integrated dishwasher, and freestanding fridge-freezer.

To the first floor, a light filled landing provides access to the three bedrooms and the family bathroom. The principal bedroom benefits from a bay window and built-in wardrobe, while the second bedroom enjoys a large window providing plenty of natural light and wardrobes. Bedroom three offers versatile accommodation suitable as a guest room, nursery, or home office. The family bathroom comprises a bath with shower over, WC, wash hand basin, and boiler cupboard.

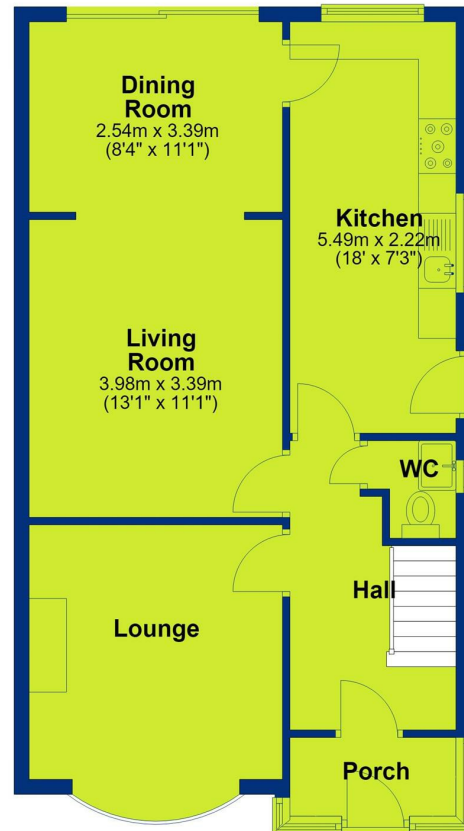
Externally, the property features a small lawned front garden with an adjacent paved area and a driveway providing off-road parking. Side access leads to the former garage, now used for storage, and continues through to the rear garden. The enclosed rear garden is mainly laid to lawn and benefits from a patio area, additional seating area, and a summer house, (was the former garage) creating an ideal space for outdoor entertaining and family enjoyment.



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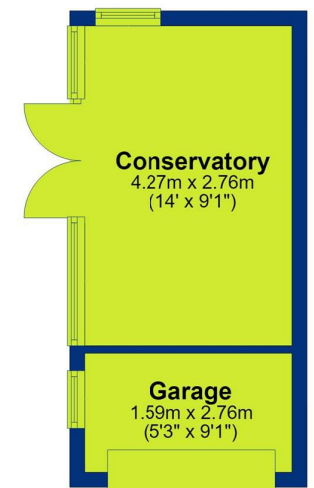
Ground Floor
Approx. 59.4 sq. metres (639.3 sq. feet)



First Floor
Approx. 43.3 sq. metres (466.3 sq. feet)



Garage & Conservatory
Approx. 16.5 sq. metres (177.3 sq. feet)

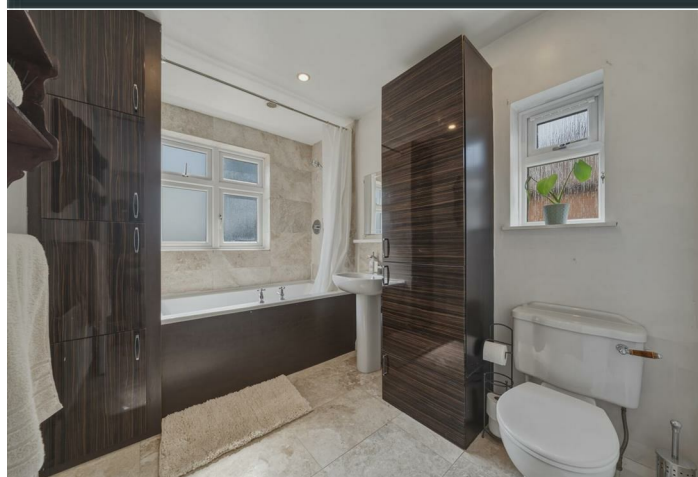


Total area: approx. 119.2 sq. metres (1283.0 sq. feet)



0115 841 1155

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Interested in this home?

Contact the FHP Living Team on 0115 841 1155

23 Bridgford Road
West Bridgford
Nottingham
NG2 6AU

1 Weekday Cross
The Lace Market
Nottingham
NG1 2GB

| Energy Efficiency Rating | | Current | Potential |
|---|--|----------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | 84 |
| (69-80) C | | 76 | |
| (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 | |

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