



Badger Vale,
Wollaton, Nottingham
NG8 2FH

£400,000 Freehold



An immaculately presented modern three-bedroom detached property with enclosed rear garden and driveway.

Positioned on a quiet new build development in Wollaton, you are within close proximity to a wide range of local amenities including shops, public houses, schools, healthcare facilities and transport links.

This great property would be considered an ideal opportunity for a large variety of buyers including young professionals, families or anyone looking to relocate to this popular and convenient location.

In brief the spacious internal accommodation comprises: entrance hall, spacious living room with bi-fold out to the rear garden, contemporary kitchen diner and downstairs WC. Then rising to the first floor is the main bedroom suite, a further two bedrooms and bathroom.

Outside the property has grey slate tiling and mature shrubs with a paved footpath to the front door. The enclosed rear garden is primarily lawned with a flower bed surround, shed and paved seating area. The driveway with ample off street parking for two cars in tandem is situated at the back of the property.

Having been newly built in 2018, and then incredibly well maintained by the currently vendor this delightful property is offered to the market with the advantage of gas central heating, UPVC double glazing throughout, and is well worthy of an early internal viewing.



Entrance Hall

A composite door, through to a welcoming entrance hall, with luxury vinyl flooring, radiator and useful storage cupboard.

Living Room

17'5" x 12'0" (5.31m x 3.66m)

A carpeted reception room, with radiator, UPVC double glazed window to the front aspect and UPVC double glazed bi-fold door out to the rear garden.

Kitchen

17'4" x 9'11" (5.30m x 3.03m)

A range of wall and base units with work surfacing over, one and a half bowl sink with drainer and mixer tap, inset gas hob with extractor fan above and integrated electric double oven, warming draw, fridge, freezer and dishwasher. Luxury vinyl flooring, UPVC double glazed window to the front and side aspect, radiator and access to the utility cupboard.

Utility Cupboard

Space and fittings for a freestanding washer dryer.

Downstairs WC

Fitted with a low flush WC, wash hand basin, part tiled walls, radiator and extractor fan.

First Floor Landing

A carpeted landing, with radiator, UPVC double glazed window to the rear aspect, access to the loft hatch which is partially boarded, and airing cupboard.

Bedroom One

11'10" x 10'0" (3.62m x 3.06m)

A carpeted double bedroom, with radiator, fitted wardrobes and UPVC double glazed windows to the front and side aspect. Access to the en-suite.

En-Suite

Incorporating a three-piece suite comprising low flush WC, pedestal wash hand basin, walk in mains powered shower, part tiled walls, radiator, built-in storage cupboard, UPVC double glazed window to the front aspect and extractor fan.

Bedroom Two

10'2" x 9'10" (3.12m x 3.02m)

A carpeted double bedroom, with radiator and UPVC double glazed windows to the front and side aspect.

Bedroom Three

8'4" x 7'1" (2.55m x 2.16m)

A carpeted bedroom, with radiator and UPVC double glazed window to the side aspect.

Bathroom

Incorporating a three-piece suite comprising low flush WC, wall mounted wash-hand basin, bath with shower taps fittings, part tiled walls, heated towel rail, UPVC double glazed window to the side aspect and extractor fan.

Outside

To the front of the property is grey slate tiling with mature shrubs and footpath to the front door. The enclosed rear garden is primarily lawned, with flower bed surround, a paved seating area, shed and fenced boundaries.

Material Information:

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.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs (92 plus) A		95
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

EU Directive 2002/91/EC

England & Wales

Current	Potential
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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		

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