



Woodyard Lane
Wollaton

burchell
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Woodyard Lane Wollaton NG8 1GW

for sale offers over
£600,000



Property Description

Burchell Edwards Estate Agents are pleased to bring to market this perfectly positioned three bedroom bungalow being sold with NO ONWARD CHAIN looking for a new owner to make this house their own.

Sitting in approx. half an acre of garden, this detached family bungalow is well situated for someone looking to be close to local amenities on one hand, but be within their own peaceful space on the other. The property lies within approximately half an acre of garden with mature trees and shrubs of all varieties - on your visit to this home, you will hear the bird song over everything else.

The house is a perfect project for someone looking to spend their time creating their forever home and comprises of entrance porch and large hallway with all rooms leading off including living room, kitchen/diner, utility, W/C, shower room, bathroom, three spacious bedrooms and a large garage.

The house is located in Wollaton, which is a popular and premium suburb of Nottingham close to Wollaton Park, QMC Hospital and good schools and is a great location for families with excellent bus, road and rail routes to major towns and cities nearby with amenities such as shops and eateries within a small distance from the property.

This property is a must see, so please call Burchell Edwards Estate Agents to arrange a viewing!

To The Front

A paved gated pathway leads to the brick porch entrance. The front door opens into a small porch area, then an internal door into the entrance hallway. A paved path to the side of the property with lawn areas and mature borders. Having a driveway to the side with ample parking space, leading to the very spacious double garage.

Front Porch

Internal door opens into the entrance hallway.

Hallway

Wide hallway with plenty of natural light with fitted carpet and floor radiators.

Living Room

Having side aspect sliding patio doors to the garden and a front aspect window with fitted carpet, a feature fireplace and floor radiators.

Kitchen/Diner

Having a side and front aspect window, a door leading to the garden and a door opening into the rear porch area. Fitted with a selection of wooden wall and base units with integral eye-level ovens, an electric hob and a stainless-steel sink and drainer. Access to a handy pantry.

Conservatory

Brick rear porch with tiled flooring, two windows to the rear and a door out to the garden.

Utility Room

Accessed directly from the rear garden and from the hallway. Having a stainless-steel sink and drainer unit, electric socket, a radiator and a low-level WC with a rear aspect window.

Bedroom One

Having a front aspect window with fitted carpet, floor radiators, a wall light and three double fitted wardrobes.

Bedroom Two

Having a front aspect window with fitted carpet, floor radiator and spacious storage.

Bedroom Three

Having a rear aspect window with fitted carpet, floor radiator and spacious storage.

Bathroom

Having a rear aspect window. Suite includes a panelled bath, a vanity handwash basin and a low-level WC.

Shower Room

Enclosed shower enclosure accessed via the hallway.

To The Rear

Enclosed low maintenance garden with paved patio areas with mature planting.

Garage

The double garage is extremely spacious, being the full depth of the property. With electrics, lighting, two radiators and loft access.









Total floor area 204.6 m² (2,202 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Burchell Edwards on

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21 Bath Street
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EPC Rating: D Council Tax
 Band: D

Tenure: Freehold

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