

Harrow Road,  
Wollaton, Nottingham  
NG8 1FJ

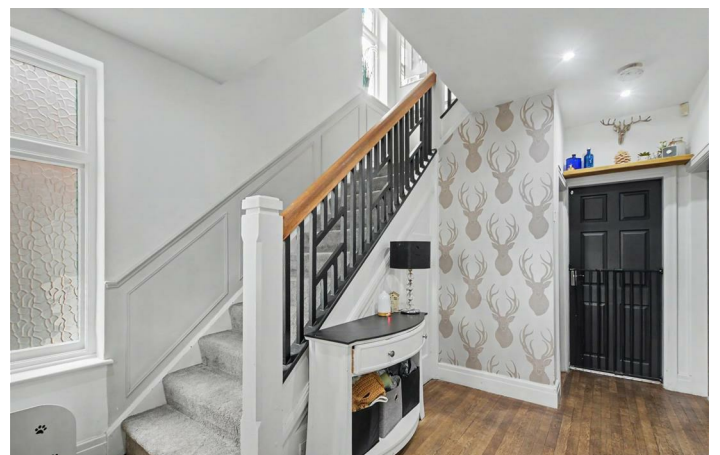
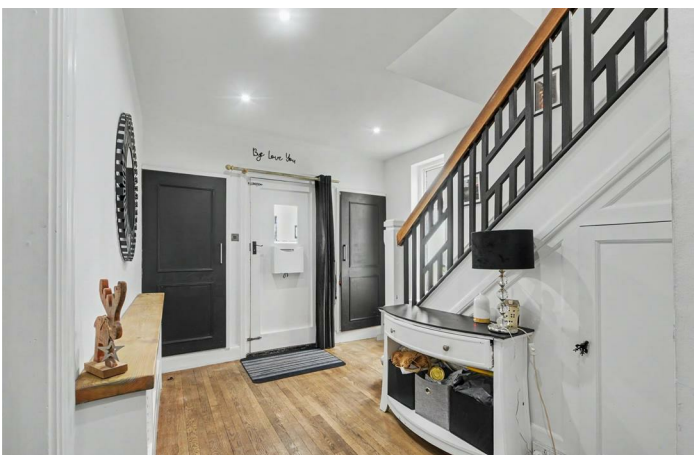
**£525,000 Freehold**



Located on the sought-after Harrow Road in Wollaton, this charming house presents an excellent opportunity for families and professionals alike. With three well-proportioned bedrooms, this property offers ample space for comfortable living. The two inviting reception rooms provide versatile areas that can be tailored to your needs, whether for entertaining guests or enjoying quiet family time.

The house features a well-appointed bathroom, ensuring convenience for all residents. Additionally, the property boasts parking and a garage, a valuable asset in this bustling area, allowing for easy access and peace of mind.

This home is ideally situated, providing easy access to local amenities, schools, and transport links, making it a perfect choice for those seeking a blend of comfort and convenience. With its appealing layout and prime location, this property is sure to attract interest. Do not miss the chance to make this delightful house your new home.



### Entrance Hall

A entrance door with two useful cloak cupboards either side, window to the side, radiator, stairs to the first floor, useful understairs storage cupboard and doors to the WC, kitchen breakfast room, lounge diner and sitting room.

### Sitting Room

13'11" x 12'1" (4.26m x 3.7m )

UPVC double glazed bay window to the front, electric fire, and radiator.

### Lounge Diner

24'4" x 14'10" reducing to 12'1" (7.42m x 4.54m reducing to 3.7m )

Laminate flooring, two radiators, spotlights, UPVC double glazed French doors to the rear and UPVC double glazed windows to the rear and either side.

### Kitchen Breakfast Room

16'6" x 9'11" (5.03m x 3.03m )

Fitted with a range of modern, wall, base and drawer units, work surfaces, one and half bowl sink with drainer and mixer tap, integrated electric oven, integrated five burner gas hob with extractor fan over, integrated dishwasher, washing machine and fridge freezer, breakfast bar, spotlights, UPVC double glazed window to the rear and side, UPVC double glazed door to the side.

### Downstairs WC

Fitted with a WC, wash-hand basin, tiled walls, window to the side and spotlights.

### First Floor Landing

Feature colour leaded window to the side, and doors to the bathroom and three bedrooms.

### Bedroom One

14'1" x 12'2" (4.3m x 3.73m )

A carpeted double bedroom with UPVC double glazed bay window to the front and radiator.

### Bedroom Two

14'1" x 12'2" (4.3m x 3.73m )

A carpeted double bedroom with UPVC double glazed window to the rear, feature panelled wall and radiator.

### Bedroom Three

10'0" x 9'4" (3.05m x 2.86m )

A carpeted double bedroom with fitted wardrobes, UPVC double glazed window to the front and radiator.

### Bathroom

10'4" x 9'10" (3.16m x 3m )

Incorporating a four-piece suite comprising freestanding bath, large shower with mains controlled shower over and further shower handset, wash-hand basin inset to vanity unit, WC, tiled flooring, heated towel rail, spotlights, UPVC double glazed window to rear and side and loft hatch.

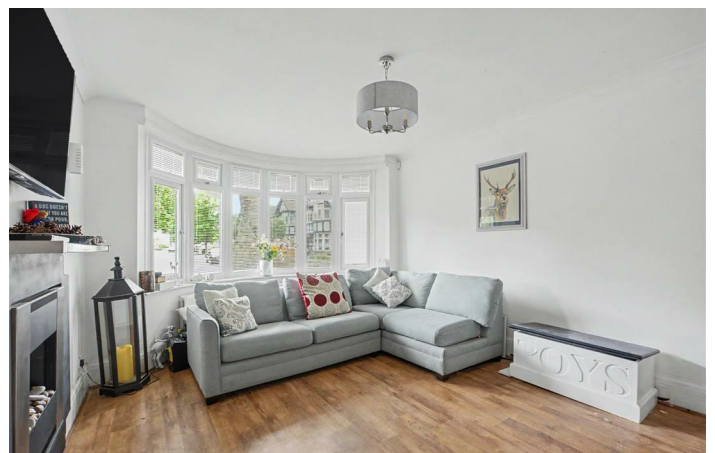
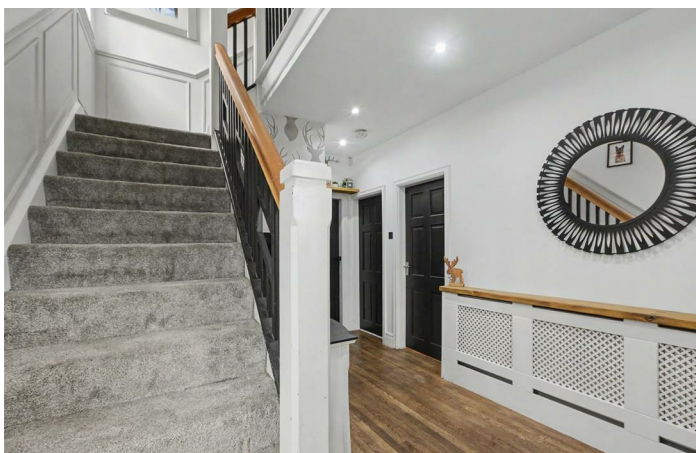
### Outside

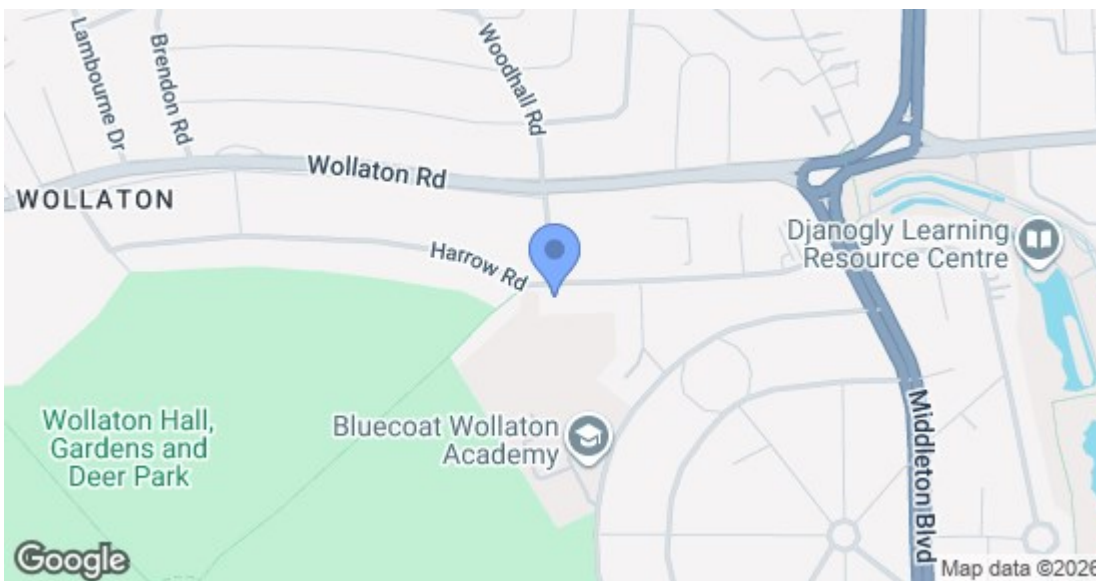
To the front of the property you will find a small gravelled area, a driveway with the garage beyond, and gated side access leading to the generous private and enclosed rear garden, which includes a decking over looking the lawn beyond, a range of mature trees and shrubs, stocked beds and fence boundaries.

### Garage

14'7" x 8'3" (4.46m x 2.52m )

A single garage with and up and over garage door to the front, UPVC double glazed window to the side and power.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		69
(55-68) <b>D</b>		
(39-54) <b>E</b>	45	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

These details 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.