Robert Ellis

look no further. . .

Brendon Road
Wollaton, Nottingham NG8 1HW

A FOUR BEDROOM DETACHED FAMILY HOME.

£420,000 Freehold

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A first glance is not nearly enough to fully appreciate this extended four bedroom detached family home.

The current owners have re-modelled and refurbished this property to an exceptionally high standard and is offered for sale in a ready to move into condition. When you open the front door, you are greeted by an attractive entrance hallway with feature staircase. The living accommodation has an air of open plan with a generous sitting room with inset multi-fuel burner stove, attractive oak bi-fold doors opening through to a generous family dining kitchen.

Other features of this property include a modern/contemporary and useful ground floor family bathroom, as well as a first floor shower room, gas fired central heating served from a combination boiler and double glazed windows throughout. The property benefits from a new roof in recent times and the loft space is now boarded with a Velux roof window.

Situated in this highly regarded residential suburb, great for families and commuters alike as schools for all ages are within easy reach and is within the catchment area of Fernwood. Within walking distance is the well-loved Wollaton Country Park, offering acres of parkland for families to enjoy. The property is also within walking distance of a regular bus service to Nottingham City Centre. The Queen's Medical Centre is a short drive or bus ride away, as is Nottingham University.

There is a block paved forecourt providing parking for at least two vehicles and the property enjoys a particularly good sized rear garden with patio and lawn. Within the garden is a modern/contemporary constructed garage which is plastered and insulated internally with light, power and water, and offers a great space which could be used as a gym/den/possibly a home office, etc.

This property offers a complete family package and we strongly recommend an early internal viewing to avoid disappointment.

HALLWAY
13'8" x 6'4" (4.17 x 1.95)
A spacious and welcoming hallway with oak trimmed staircase with chrome balustrade, matching oak wood flooring, contemporary flat panel radiator, walk-in understairs store closet. Doors to family bathroom and living room. Composite double glazed front entrance door, double glazed windows.

LIVING ROOM
24'8" x 10'11" (7.53 x 3.33)
Inset cast iron multi-fuel burner. Feature recessed pelmet lighting with spotlights and varying colour LEDs. Two contemporary flat panel radiators, engineered oak wood floor that runs through the ground floor, double glazed bay window to the front. Glazed oak bi-fold doors leading to the family dining kitchen.

FAMILY DINING KITCHEN
17'5" x 11'6" (5.33 x 3.53)
The kitchen area comprises a modern fitted range of wall, base and drawer units with work surfacing and inset single bowl sink unit with single drainer. Built-in electric oven, gas hob and extractor hood over. Plumbing and space for dishwasher, space for American-style fridge/freezer. Cupboard housing gas combination boiler (for central heating and hot water). Double glazed window to the rear. The family dining area has contemporary flat panel radiator, double glazed French doors opening to the rear garden.

FAMILY BATHROOM
9'0" x 6'3" (2.76 x 1.91)
Incorporating a modern/contemporary three piece suite comprising wash hand basin with vanity unit, low flush WC with concealed cistern, tiled-in bath tub with thermostatically controlled mixer shower attachment. Heated towel rail, tiling to the floor with electric underfloor heating, tiling to walls, shaver point, mirror with light, double glazed window.

FIRST FLOOR LANDING
Double glazed window, oak trimmed balustrade, hatch and ladder to partially boarded loft. The loft has a Velux double glazed roof window.

BEDROOM ONE
12'8" reducing to 9'5" x 11'0" less wardrobes (3.87 reducing to 2.88 x 3.37 less wardrobes)
Fitted wardrobes to one wall with doors, hanging space and shelves, radiator, double glazed window to the rear.

BEDROOM TWO
9'1" x 6'8" (2.79 x 2.04)
Radiator, double glazed window to the rear.

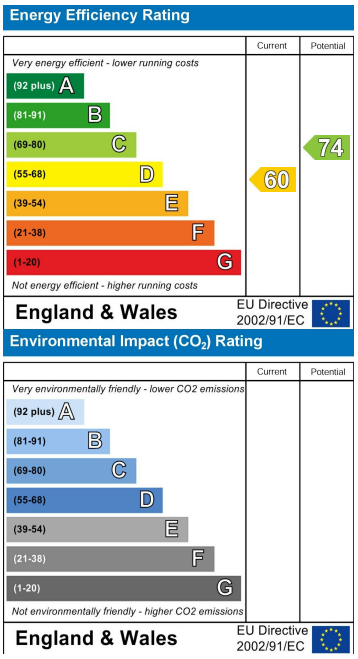
BEDROOM THREE
9'6" x 10'9" (2.92 x 3.28)
Radiator, double glazed bay window to the front.

BEDROOM FOUR
7'7" reducing to 6'6" x 6'9" (2.32 reducing to 2 x 2.07)
Fitted oak bookshelf, radiator, double glazed window to the front.

SHOWER ROOM
7'6" x 3'7" (2.3 x 1.1)
Modern three piece suite comprising wash hand basin with vanity unit, low flush WC with concealed cistern, walk-in shower enclosure with thermostatically controlled shower. Shaver point, radiator.

OUTSIDE
To the front there is a partially open forecourt finished in block paving and providing parking for two to three vehicles. There are composite double gates to the side elevation leading to a limited width driveway also finished in block paving which then leads through to the rear garden. The generously sized rear garden is enclosed with a patio area, section of garden laid to lawn with some shrubs.

GARAGE
21'8" x 11'10" (6.62 x 3.63)
A large, versatile space plastered and insulated with plumbing and space for washing machine, further appliance space, hatch to roof void, light and power. This building could be put to other uses such as a home gym/den/bar/mancave, etc.



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.

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