

HoldenCopley

PREPARE TO BE MOVED

Wharfedale, Wollaton, Nottinghamshire NG8 2TS

£995 PCM

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LOCATION LOCATION LOCATION...

Situated in a highly sought-after location, this three-bedroom semi-detached house offers an ideal family home for a range of tenants looking to be located in the desirable area of Wollaton. The property is conveniently located near a range of local amenities, including the renowned Wollaton Hall and Deer Park, shops and excellent transport links. It is also within easy walking distance to Fernwood Primary & Nursery School, rated "Good," and The Fernwood Secondary School, rated "Outstanding" by Ofsted. The ground floor welcomes you with a hallway leading to a spacious lounge-diner, perfect for both relaxation and entertaining and a well-appointed fitted kitchen. The first floor comprises three bedrooms, a three-piece bathroom suite with an electric shower and access to a loft providing additional storage space. Outside, the rear of the property features a private garden complete with a patio, a well-maintained lawn and a shed, offering a serene space for outdoor activities and leisure. This property combines comfort, convenience and a prime location, making it an excellent choice.

PLEASE NOTE - A GUARENATOR IS REQUIRED FOR THIS PROPERTY





- Semi Detached House
- Three Bedrooms
- Open Plan Lounge-Diner
- Fitted Kitchen
- Three Piece Bathroom Suite
- Private Rear Garden
- Popular Location
- Un-Furnished
- Close To Local Amenities
- GUARENTOR REQUIRED





GROUND FLOOR

Entrance

16'1" max x 5'8" (4.92m max x 1.74m)
The hallway has carpeted flooring and stairs, a radiator, a built-in cupboard and a single UPVC door providing access into the accommodation.

Living Room

13'6" max x 11'1" (4.14m max x 3.40m)
The living room has carpeted flooring, a radiator, a dado rail, a decorative surround with a decorative tiled hearth, wall-mounted light fixtures, coving to the ceiling, a ceiling rose, a UPVC double glazed window and sliding patio doors providing access out to the garden

Dining Area

7'4" x 7'0" (2.25m x 2.15m)
The dining area has carpeted flooring, a radiator, a dado rail, coving, a ceiling rose and a UPVC double-glazed window

Kitchen

14'1" max x 12'3" (4.30m max x 3.74m)
The kitchen has a range of fitted base and wall units with fitted worksurfaces, an integrated oven, a gas hob, a washing machine, a stainless steel sink with a drainer, space for a fridge-freezer, wood-effect flooring, a radiator, partially tiled walls, a wall-mounted boiler, coving to the ceiling and a UPVC double-glazed window

FIRST FLOOR

Landing

11'6" max x 5'9" (3.53m max x 1.76m)
The landing has carpeted flooring, a built-in storage cupboard, access to the loft and provides access to the first floor accommodation.

Master Bedroom

11'6" x 8'6" (3.52m x 2.61m)
The main bedroom has a UPVC double-glazed window, carpeted flooring, a radiator and a range of in-built wardrobes

Bedroom Two

10'4" x 7'8" (3.17m x 2.35m)
The second bedroom has carpeted flooring, double freestanding wardrobe and a UPVC double-glazed window

Bedroom Three

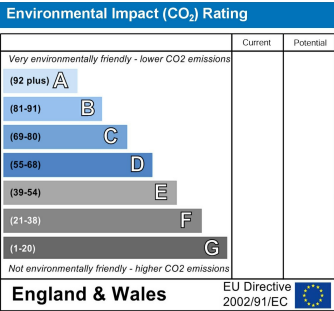
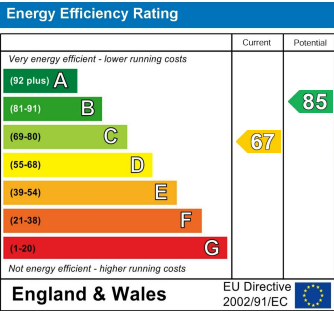
8'0" x 7'8" (2.45m x 2.35m)
The third bedroom has carpeted flooring, a radiator, coving to the ceiling and a UPVC double-glazed window

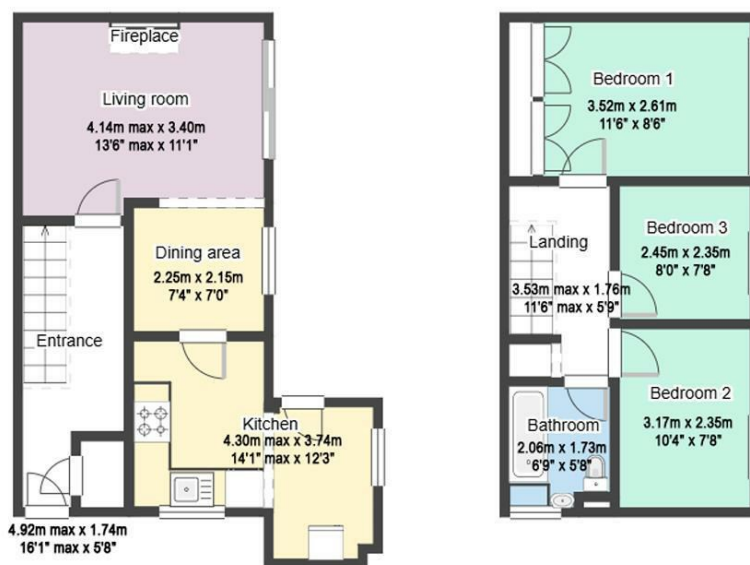
Bathroom

6'9" x 5'8" (2.06m x 1.73m)
The bathroom has a low level flush W/C, a fitted panelled bath with an electric shower and taps, a pedestal wash basin with mixer taps, wood-effect laminate flooring, fully tiled walls, a radiator, coving to the ceiling, an extractor fan and a UPVC double-glazed obscure window

OUTSIDE

To the rear of the property is a private enclosed rear garden with a fence panelled boundary, a patio, a lawn with a range of decorative plants and shrubs and access to the shed





FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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