

HoldenCopley

PREPARE TO BE MOVED

Wollaton Vale, Wollaton, Nottinghamshire NG8 2PN

Guide Price £500,000 - £550,000

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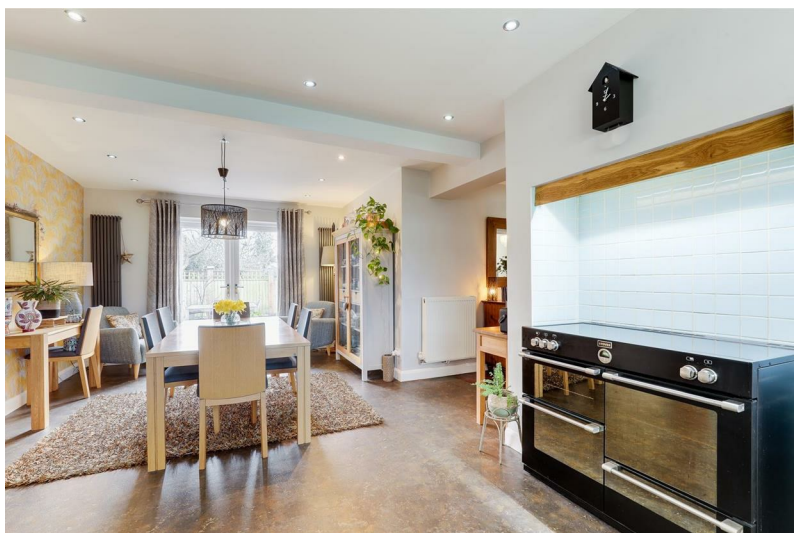
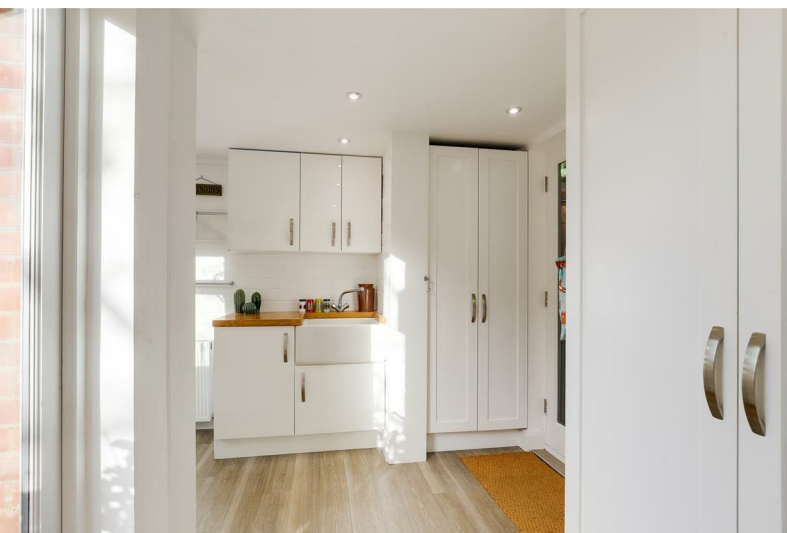


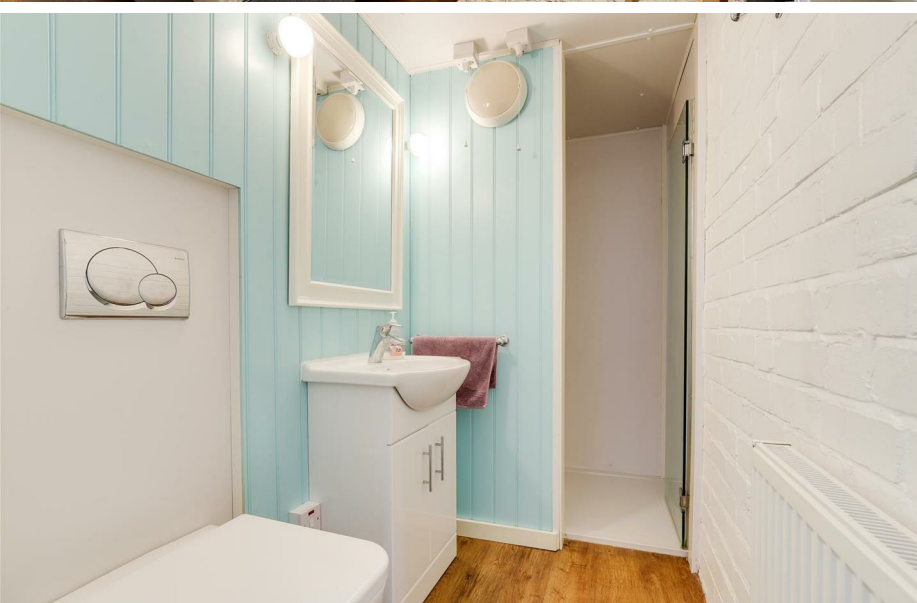
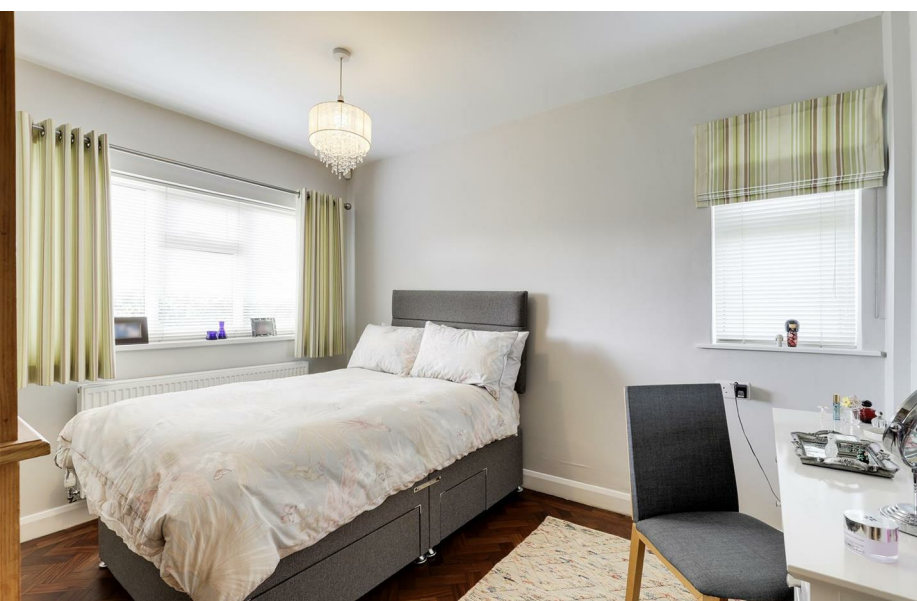
GUIDE PRICE £500,000 - £525,000

WELL-PRESENTED DETACHED FAMILY HOME WITH POTENTIAL FOR LOFT CONVERSION...

Welcome to this delightful three-bedroom detached bungalow; a perfect property for a family looking for their new home. Upon entering the porch, you'll be greeted by a well-presented hallway that guides you to a bay-fronted living room which is filled with natural light creating a warm atmosphere. The fitted kitchen/diner, equipped with modern appliances, is complemented by a convenient utility room. The bungalow features three generously sized bedrooms, serviced by a four-piece bathroom suite with modern fixtures. A practical shower room adds convenience. The property also benefits from internal oak doors throughout. Not only does this property already provide ample space for a family, but also holds the potential for a loft conversion, enabling the owner the option of a second floor. Outside, a private, enclosed wrap-around garden provides endless outdoor entertainment possibilities. The driveway and attached garage offer ample off-road parking for added security and convenience. Located in the sought-after area of Wollaton, just a stone's throw from the entrance of Wollaton Deer Park and with easy access to Nottingham Universities, Queens Medical Centre, amenities, schools, shops, and eateries. Excellent bus links enhance accessibility.

MUST BE VIEWED





- Detached Bungalow
- Three Good-Sized Bedrooms
- Spacious Living Room
- Modern Fitted Kitchen/Diner
- Utility Room
- Stylish Bathroom Suite & Shower Room
- Driveway & Garage
- Private Wrap-Around Garden
- Sought After Location
- Must Be Viewed





ACCOMMODATION

Porch

4'0" x 3'1" (1.24 x 0.96)

The porch has laminate flooring, a UPVC double glazed window to the front elevation and a single UPVC door providing access into the accommodation

Hallway

16'7" x 6'0" (5.07 x 1.84)

The hallway has parquet flooring, a radiator, recessed spotlights and a loft hatch

Living Room

15'8" x 15'6" (4.79 x 4.73)

The living room has parquet flooring, a feature fireplace with a decorative surround and tiled hearth, a TV point, a vertical radiator, a column radiator, a UPVC double glazed bay window to the front elevation, a UPVC double glazed window to the side elevation and a UPVC glass sliding door providing access to the garden

Master Bedroom

13'10" x 12'0" (4.24 x 3.67)

The master bedroom has parquet flooring, two in-built wardrobes, two radiators and two UPVC double glazed windows to the side and rear elevations

Bedroom Two

11'9" x 8'11" (3.59 x 2.72)

The second bedroom has parquet flooring, a radiator and two UPVC double glazed windows to the front and side elevations

Bathroom

8'9" x 5'8" (2.69 x 1.75)

The bathroom has a low-level dual flush W/C, a panelled bath, a fitted shower enclosure with a hand-held shower fixture, a vanity-style wash basin, a chrome heated towel rail, a radiator, an LED wall-mounted mirror, partially tiled walls, tiled flooring, recessed spotlights and a UPVC double glazed window to the side elevation

Open Plan Kitchen/Diner

24'8" x 11'10" (7.54 x 3.61)

The open plan kitchen/diner has a range of fitted base and wall units with worktops, an undermount sink with a swan neck mixer tap, a Stoves Range Electric induction cooker, an extractor hood, an integrated fridge freezer, an integrated dishwasher, a large hidden pantry, tiled splashback, two vertical radiators, recessed spotlights and UPVC double French doors providing access to the garden

Hallway

20'1" x 3'0" (6.13 x 0.92)

The UPVC back door leads into a Hallway which gives access to the kitchen/dinner, shower room, utility room and third bedroom. It has a single radiator and engineered Oak door.

Utility Room

12'11" x 10'1" (3.95 x 3.09)

The utility room has laminate flooring, a range of fitted base and wall units with a worktop, a Belfast-style sink with a mixer tap, a radiator, recessed spotlights, two UPVC double glazed windows to the front and side elevations and two single doors, once providing access to the garden and the other one providing access to the dustbins and shed storage

Shower Room

8'11" x 4'0" (2.74 x 1.23)

The shower room has a low-level dual flush W/C, a vanity-style wash basin with a stainless steel mixer tap, a fitted shower enclosure with an electric shower fixture, a radiator and laminate flooring

Bedroom Three

11'10" x 10'10" (3.61 x 3.32)

The third bedroom which is currently being used as an extra lounge/sunroom has laminate flooring, a vertical radiator, recessed spotlights and UPVC double French doors providing access to the garden

OUTSIDE

Outside there is a wrap around garden with a lawn, a range of plants and shrubs, a stone paved patio area, courtesy lighting and a block paved driveway with access to the garage providing ample off-road parking

Garage

15'1" x 9'1" (4.61 x 2.77)

The garage has an electric up-and-over door providing access and provides off-road parking

DISCLAIMER

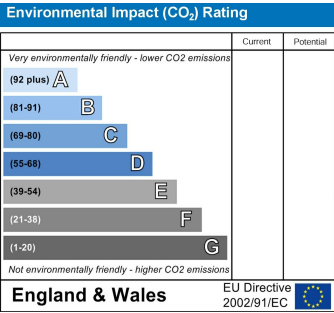
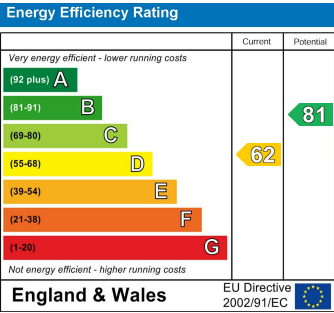
Council Tax Band Rating - Nottingham City Council - Band E
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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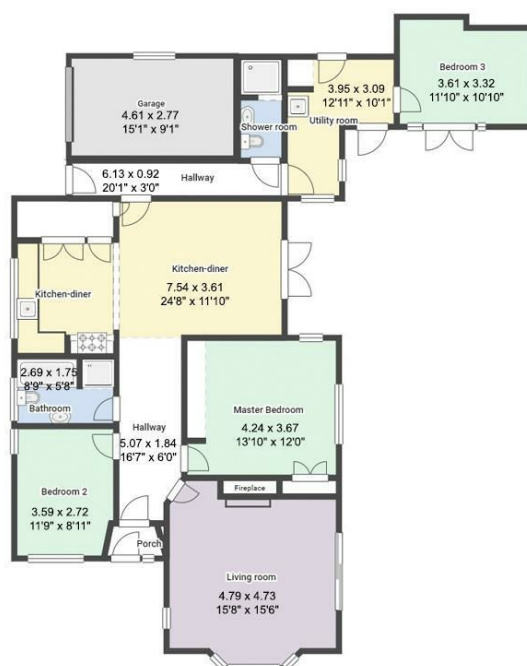
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

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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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