



Trowell Road, Wollaton, Nottingham, NG8 2DF
Offers Over £750,000





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Liberty Gate are proud to offer to the sales market this spacious family home, benefitting 8 Bedrooms as well as extensive reception spaces.

The home is positioned in the sought after suburb of Wollaton with excellent transport links, also comfortably sitting in the catchment area for Fernwood School.

Viewing is essential to appreciate the space offered in this spacious home.

An extensively renovated 'large' double bay fronted family home, the current owners have designed this spacious family house to match their requirements creating a well designed and beautifully laid out home.

The property is situated in Wollaton, one of the most desirable suburbs in Nottingham, ideal for the popular Fernwood School catchment, public transport links, Queens Medical Centre and The Nottingham University. The area is also popular for access to the A52 and the M1 motorway network. For family activities there is the well know Wollaton Hall and Deer Park and Martins Pond nature reserve.

The property comprises in brief: Reception hallway, cloaks/WC, open plan 32ft family kitchen diner, utility room and five additional reception rooms. To the first floor there are four well proportioned bedrooms, two en-suite shower rooms and a family shower room. To the second floor, accessed via separate stairs are four additional bedrooms. Two of the bedrooms on the second floor have feature Velux windows opening into balconies.

Outside the property is accessed via an electric gate, with block paved driveway, detached garage and an enclosed manageable rear garden with various annex outbuildings.

This property is an extensive family home ideal for multi generational Living and families. An internal inspection is required to appreciate what this home has to offer.

Reception Hallway

Accessed via the double glazed front entrance door having stairs leading to the first floor, two storage cupboards, radiator and a double glazed stained window to the front elevation. Doors leading to:

Cloak room/WC

Comprising a close coupled WC and pedestal wash hand basin. Tiling to the walls and floor.

Kitchen/Dining Room/Lounge

32'3" x 16'8" (9.83 x 5.10)

Spanning across the rear of the property is this beautiful family kitchen living room. The kitchen area comprises of a comprehensive range of Wren soft close wall and base units incorporating grey timber effect work surfaces with an inset Resin sink. Space for a free standing Range Cooker with extractor hood over and a breakfast island. The dining area has further matching wall and base units and double glazed double doors leading to the Alfresco dining area. The living area has a feature wall mounted Smeg gas fire and a double glazed window to the side elevation. The room is heated with two radiators.

Utility Room

10'2" x 8'5" (3.12 x 2.59)

Comprising plumbing for an automatic washing machine, space for a dryer, radiator, Oak flooring and a double glazed window to the side elevation.

Family Living Room

14'1" x 11'2" (4.31 x 3.42)

Having a feature wall mounted gas fire, Oak flooring, radiator and a double glazed bay window to the front elevation.

Second Reception Room

14'1" x 11'2" (4.31 x 3.42)

Having a feature wall mounted gas fire, Oak flooring, radiator and a double glazed bay window to the front elevation.

Home Office

8'5" x 6'4" (2.58 x 1.94)

Having a radiator and a double glazed window to the side elevation.

Spare Room

10'2" x 8'5" (3.12 x 2.59)

Having a radiator and a double glazed window to the side elevation. This room is currently used as a further spare double bedroom,

Play Room

8'5" x 6'4" (2.58 x 1.94)

Having a radiator and a double glazed window to the side elevation.

Landing

Having two stairs cases leading to the second floor, walk in storage cupboard and doors leading to:

Bedroom one

15'6" x 14'2" (4.74 x 4.34)

Having a tower radiator and a double glazed bay window to the front elevation. Doors leading to:

Dressing Room

8'6" x 5'10" (2.61 x 1.80)

Having a double glazed window to the side elevation.

En-suite shower room

10'6" x 3'10" (3.21 x 1.17)

Comprising a steam shower pod with bath area, vanity wash hand basin with a Granite work surface and a close coupled WC. Splash back panelling to the walls, heated towel rail and a double glazed window to the front elevation.

Bedroom two

14'2" x 11'3" (4.33 x 3.44)

Having a radiator and a double glazed bay window to the front elevation.



En-suite shower room

10'7" x 3'8" (3.25 x 1.13)

Having a shower enclosure, pedestal wash hand basin and a close coupled WC. Tiling to the walls and floor, heated towel rail and a double glazed window to the front elevation.

Bedroom three

10'11" x 8'6" (3.35 x 2.61)

Having a radiator and a double glazed window to the rear elevation.

Bedroom four

10'11" x 8'5" (3.33 x 2.59)

Having a radiator and a double glazed window to the rear elevation.

Family shower room

8'5" x 5'6" (2.57 x 1.70)

Comprising a steam shower pod, pedestal wash hand basin and a close coupled WC. Tiling to the walls and floor, heated towel rail and a double glazed window to the side elevation.

Second floor Landing one

Having a radiator and double glazed window to the rear elevations. Doors leading to:

Bedroom five

10'2" x 9'10" (3.11 x 3.01)

Having a radiator and a double glazed Velux window to the side elevations. Access to the roof space with storage space.

Bedroom six

13'8" x 6'5" (4.18 x 1.98)

Having a feature Velux window opening to a Juliet Balcony and a double glazed Velux window to the side elevation.

Second floor Landing two

Having a radiator and double glazed window to the rear elevations. Doors leading to:

Bedroom seven

10'2" x 9'10" (3.11 x 3.01)

Having a radiator and a double glazed Velux window to the side elevations. Access to the roof space with storage space.

Bedroom eight

13'8" x 6'5" (4.18 x 1.98)

Having a feature Velux window opening to a Juliet Balcony and a double glazed Velux window to the side elevation.

Outside Areas

The property is approached via an ornamental brick wall with wrought iron railings and an electric gate leading to the block paved driveway having space for multiple vehicles. Double gates lead into the rear garden and detached garage/annex. Steps descend down to the front entrance door and tree beds.

The rear garden is extensive and has been tiered and landscaped to provide a covered Alfresco dining and entertaining space leading to a lawn area with a further outdoor dining area under the pergola. There is also a large summer house which offers an exceptional space for a variety of uses and is currently home to a hot tub.

Additional information

Tenure: Freehold

8 panel Solar PV system (725 watts per panel) installed on the roof fully paid for and not leased.

Fully double glazed throughout.

Gas Central Heating - Combi boilers

Council Tax Band - C

Potential Development/Investment Opportunity

As well as currently being a substantial family home the property could lend itself to redevelopment into two separate four bedroom semi-detached homes or an extensive 10+ bedroom HMO subject to appropriate planning and licensing.

Disclaimer

Fixtures and fittings other than those mentioned are to be agreed with the Seller.

All measurements are approximate and are taken using a laser tape.

Statements contained within this brochure are provided in good faith and are understood to be accurate, although cannot be guaranteed since we rely on information provided by other parties. Prospective purchasers are advised to satisfy themselves as to the validity of the information contained, either by inspection or through their solicitors, prior to any exchange of contracts to purchase. Services have not been tested and it is recommended that purchasers undertake independent tests on all services and mechanical installations, prior to exchange. Details correct at time of going to print.

Money Laundering

In line with The Money Laundering, Terrorist Financing and Transfer of Funds (information on the Payer) Regulations 2017, as a regulated profession, Liberty Gate require any successful purchasers proceeding with a purchase to provide two forms of identification i.e. Passport or photo card driving license and a recent utility bill. This evidence will be required prior to Liberty Gate instructing solicitors in the purchase or the sale of a property. We are duty bound to carry out due diligence on all of our clients to confirm their identity.

SUMMARY OF ACCOMMODATION

- Extensive eight bedroom detached home
- Gated driveway with parking for multiple vehicles
- Spacious open plan 32ft long kitchen/diner
- 5 Reception Rooms
- Gas central heating and solar system
- Fernwood School catchment
- Close to local amenities and transport links
- Huge opportunity with so many versatile rooms
- Extensive tiered garden with annex outhouse and covered areas
- Viewing high recommended





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APROX. GROSS INTERNAL FLOOR AREA 3092 Sq ft




Total area: approx. 287.3 sq. metres (3092.3 sq. feet)

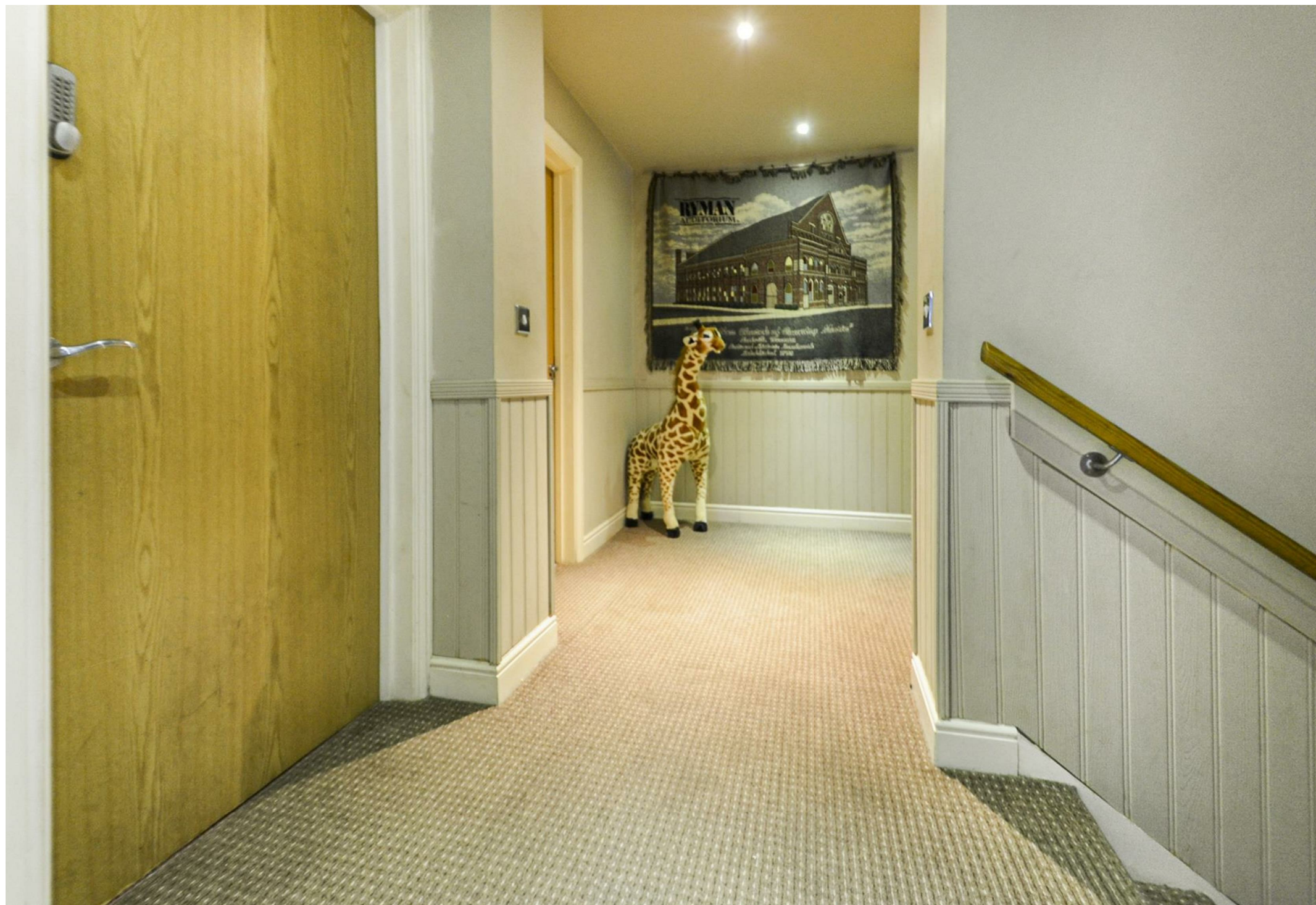
GENERAL INFORMATION

TENURE: Freehold

LOCAL AUTHORITY: Nottingham City Council
Nottingham City Council

COUNCIL TAX BAND: C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		78	82
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	





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