Robert Ellis

look no further...

Crawford Close,
Wollaton, Nottingham
NG8 2AZ

£270,000 Freehold

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A three bedroom semi detached house situated in a popular residential location on a spacious corner plot with lawned front and rear gardens, driveway and a detached garage.

This is considered an ideal opportunity for a range of potential purchasers including first time buyers and young families.

Situated in a popular location within Wollaton close to a range of local amenities including shops, public houses and Wollaton Hall and Deer Park. There are local bus links providing easy access to Nottingham University, QMC and Nottingham city centre and Nottingham train station is just a short distance away for journeys further afield.

In brief, the internal accommodation comprises: Entrance hall, open plan living/dining room and kitchen to the ground floor. Rising to the first floor are three bedrooms and a family bathroom.

To the front of the property is a lawned garden with gated side access leading to the rear where you will find a primarily lawned garden with a paved seating area. There is a paved driveway for multiple cars leading to a detached garage.

An early internal viewing comes highly recommended in order to be fully appreciated.

Entrance Hallway
A double glazed entrance door leads through to hallway with radiator.

Open Plan Living/Dining Room

Living Room
12'3" x 13'4" (3.739 x 4.067)
With laminate flooring, electric fire, access to under stairs storage cupboard and window to the front aspect.

Dining Room
7'8" x 10'11" (2.359 x 3.336)
With laminate flooring, radiator and sliding door to the rear garden.

Kitchen
7'7" x 10'10" (2.328 x 3.313)
With a range of wall, base and drawer units with worksurfaces over and inset sink with drainer. Integrated electric oven with gas hob. Space and fittings for freestanding fridge/freezer and washing machine. Window to the rear aspect and door to the side passage.

First Floor Landing
With access to the loft hatch, window to the side aspect and storage cupboard housing the boiler.

Bedroom One
8'10" x 13'5" (2.704 x 4.092)
With laminate flooring, radiator and window to the front aspect.

Bedroom Two
8'10" x 9'1" (2.712 x 2.794)
With laminate flooring, radiator, sliding wardrobes and window to the rear aspect.

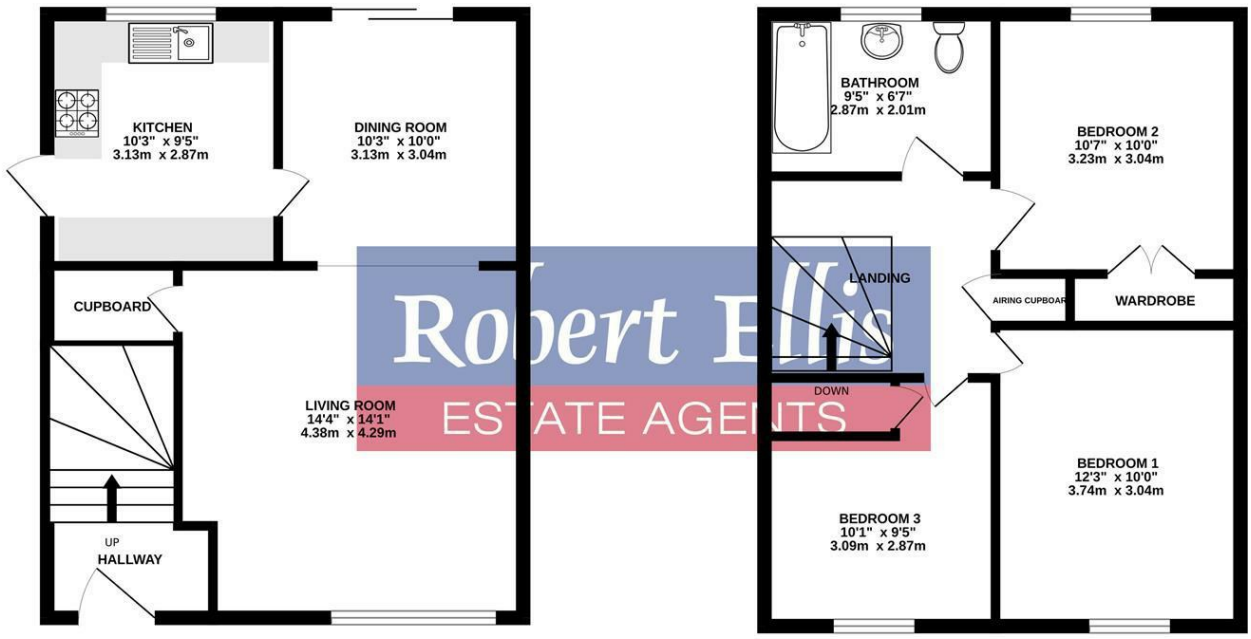
Bedroom Three
6'6" x 9'7" (1.984 x 2.934)
With laminate flooring, radiator, storage cupboard and window to the front aspect.

Bathroom
Incorporating a three piece suite comprising bath with electric shower above and glass shower screen, wash hand basin and WC.

Outside
To the front of the property is a lawned garden with gated side access leading to the rear where you will find a primarily lawned garden with a paved seating area. There is a paved driveway for multiple cars leading to a detached garage.

GROUND FLOOR

1ST FLOOR



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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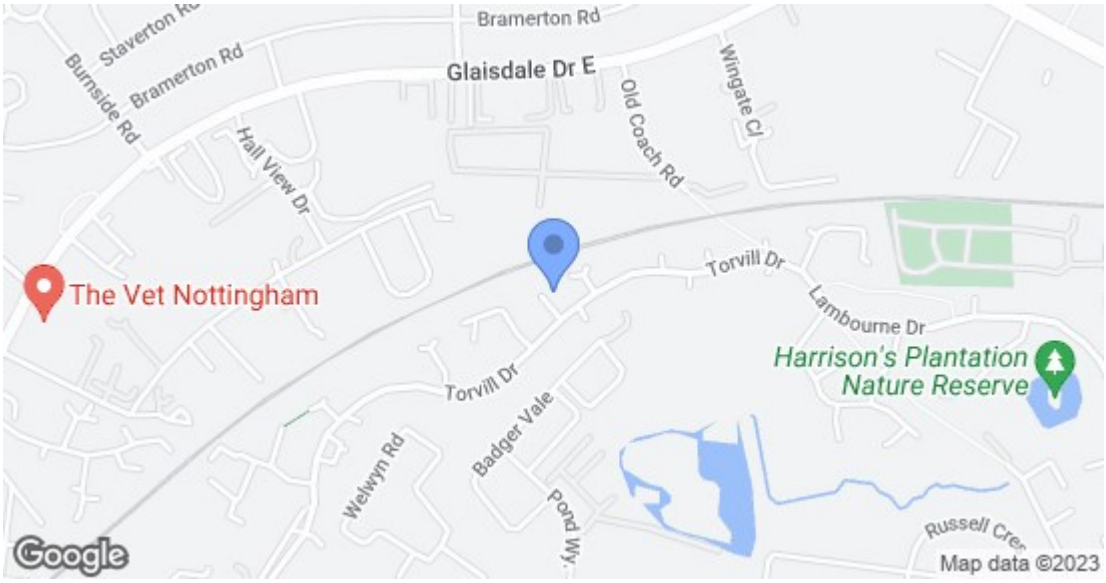

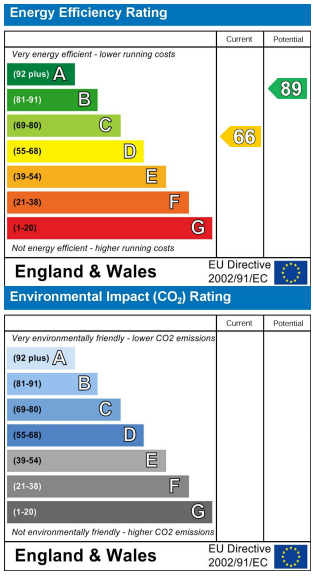

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