

Robert Ellis

look no further...



Humberston Road,
Wollaton, Nottingham
NG8 2SZ

£485,000 Freehold

0115 922 0888



/robertellisestateagent



@robertellisea



A beautifully presented and spacious three-bedroom detached bungalow occupying a generous corner plot.

Situated in the sought-after and well established residential location of Wollaton, well placed for a variety of local amenities, health care facilities, Wollaton Hall and Deer Park, and excellent transport links. This delightful bungalow would be considered an ideal opportunity for a large variety of buyers including anyone looking to downsize locally or anyone looking to relocate to this popular and convenient location.

In brief the internal accommodation comprises: entrance hall, open plan living dining room, kitchen, main bedroom suite, a further two double bedrooms and bathroom.

Outside to the front of the property there is large tarmac driveway providing ample off-road parking, and to the side there is a detached garage, gated side access leading to the private and enclosed rear garden.

Having been thoughtfully renovated by the current homeowner, this fantastic property is offered to the market with the advantage of gas central heating and UPVC double glazing throughout, and is well worthy of an early internal viewing.



Entrance Hall

Composite entrance door through to a welcoming entrance hall, with carpeted flooring, radiator, and ceiling access to substantial, standing height, boarded roof storage area accessed by an electrically operated safe stairway. This roof area is ideal for conversion, subject to necessary planning consents.

Lounge Diner

32'5" reducing to 13'9" x 24'3" reducing to 8'2" (9.9m reducing to 4.2m x 7.4m reducing to 2.5m)

A reception room, with carpeted flooring, two radiators both with decorative covers, feature flame effect fire with Adam-Style mantle, UPVC double glazed window to the front aspect and UPVC double glazed window overlooking the rear garden.

Kitchen

18'4" x 15'1" (5.6m x 4.6m)

A contemporary kitchen fitted with a range of wall, base and drawer units, work surfacing with tiled splashbacks, stainless steel double sink and drainer unit with mixer tap, inset gas hob with air filter over, integrated side by side Neff combination electric ovens with warming drawer, space and plumbing for washing machine and tumble dryer, further useful appliance space, breakfast bar, tiled flooring, inset ceiling spot lights, radiator, two UPVC double glazed windows to the rear aspect and UPVC double glazed door leading to the rear garden.

Bedroom One

11'11" x 10'8" (3.64m x 3.27m)

A double bedroom, with carpeted flooring, fitted wardrobes, radiator and UPVC double glazed window to the front aspect.

En-Suite

Incorporating a three-piece suite comprising low flush WC, wash hand basin inset to vanity unit, bath with mains controlled shower over and glass shower screen, tiling to walls and floor, stainless steel wall mounted heated towel rail, spotlights to ceiling, extractor fan, and UPVC double glazed window.

Bedroom Two

14'6" x 10'0" (4.43m x 3.07m)

A double bedroom, with carpeted flooring, double width fitted wardrobes, radiator and UPVC double glazed window to the rear aspect.

Bedroom Three

8'2" x 8'0" (2.49m x 2.44m)

A single bedroom, with carpeted flooring, radiator and UPVC double glazed window to the rear aspect.

Bathroom

Incorporating a three-piece suite comprising low flush WC and

wash hand basin inset to vanity unit, with illuminated mirror above, large walk-in shower with rainfall effect shower, part tiled walls, tiled flooring, inset ceiling spotlights, extractor fan, wall mounted heated towel rail, and UPVC double glazed window to the side aspect.

Outside

The property sits on a generous corner plot with a sweeping garden from the front and side. To the front of the property there is a driveway providing ample car standing, and a garden area with mature shrubs and trees and hedge boundaries, the garden continues around the side of the bungalow. Gated side access leads to the well-maintained, landscaped, private and enclosed rear garden, which is mainly laid to lawn, and features a large patio area, mature shrubs and trees, timber garden room, and a further driveway and detached garage.

Garage

A large garage with an electrically operated door accessed by second driveway.

Material Information:

Freehold

Property Construction: Brick

Water Supply: Mains

Sewerage: Mains

Heating: Mains Gas

Solar Panels: No

Building Safety: No Obvious Risk

Restrictions: None

Rights and Easements: None

Planning Permissions/Building Regulations: None

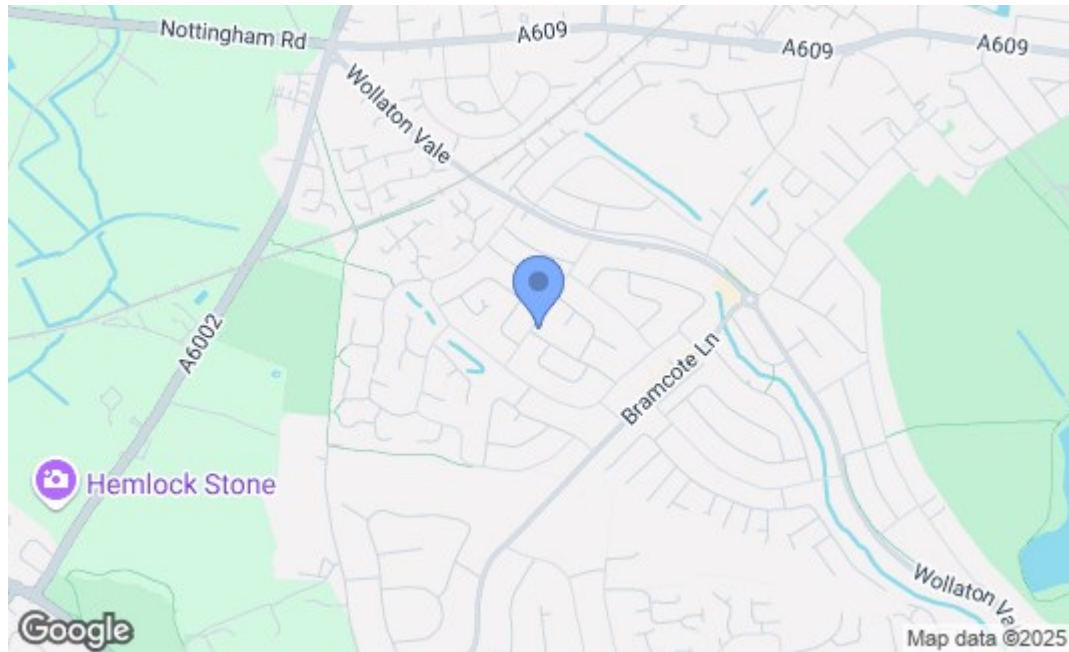
Accessibility/Adaptions: None

Has the Property Flooded?: No

Disclaimer:

These details and Key facts 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. Full material information is available in hard copy upon request.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		77
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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