



**Russell Drive
Wollaton, Nottingham NG8 2BD**

An attractive 1930s built four bedroom detached house on a good sized plot.

Offers In The Region Of £470,000 Freehold



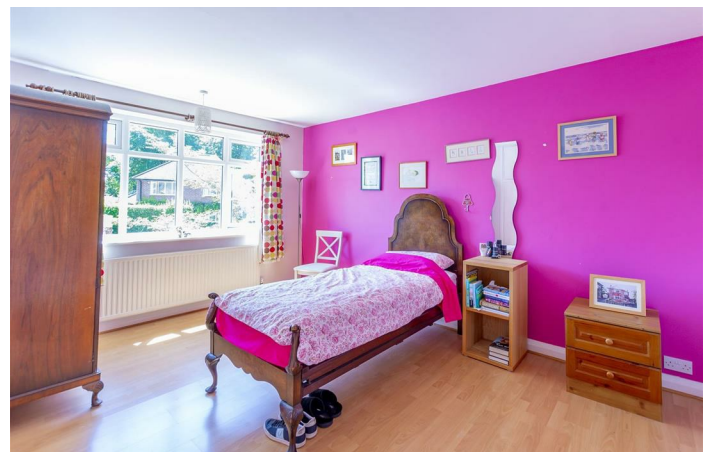
An attractive 1930s built four bedroom detached house on a good sized plot.

Offering a well proportioned interior, this great property has retained a wealth of it's original character and charm yet also displays excellent potential for the incoming purchaser to upgrade, re-model and potentially extend (subject to the necessary consents).

In brief, the well presented interior comprises: Spacious entrance hall, WC, sitting room, dining room, kitchen and walk in pantry to the ground floor. Rising to the first floor are four bedrooms and a family bathroom.

Outside, the property sits in mature and landscaped gardens to both front and rear and has a separate private driveway which leads to a drive providing car standing with double garaging beyond.

Occupying a sought after and convenient residential location well placed for Fernwood School, Wollaton Park, local shops and excellent transport links, this property is ideal for the needs of a growing family though would suit a variety of potential purchasers.



Entrance Porch

A composite double glazed entrance door leads to porch with tiled flooring and a second wooden panelled door to the hallway.

Hallway

With original oak wooden flooring, radiator and under stairs cupboard.

WC

With WC, wall mounted wash hand basin, fully tiled walls, wooden window and tiled flooring.

Sitting Room

15'10" x 11'5" (4.84 x 3.48)

With UPVC double glazed bay window to the front, radiator, fuel effect gas fire with rustic brick surround and tiled hearth.

Dining Room

14'10" x 10'7" (4.54 x 3.24)

With wooden flooring, radiator and double glazed patio doors leading to the rear garden.

Kitchen

13'9" x 8'9" (4.20 x 2.69)

With a range of fitted wall and base units, worksurfaces with tiled splashbacks, single sink and drainer with mixer tap, inset gas hob with extractor above, inset electric oven and grill, integrated fridge and freezer, plumbing for a dishwasher, UPVC double glazed window, radiator, inset ceiling spotlights and walk in pantry/utility with plumbing for a washing machine and window.

Stairs to First Floor Landing

With two feature stair lights, radiator, loft hatch and airing cupboard housing the hot water cylinder with slatted shelves above.

Bedroom One

15'11" x 11'5" (4.86 x 3.48)

With UPVC double glazed window, radiator and fitted wardrobes.

Bedroom Two

14'9" x 10'0" + door recess (4.50 x 3.07 + door recess)

With UPVC double glazed window, radiator and recessed cupboard.

Bedroom Three

8'6" x 7'4" (2.61 x 2.25)

With UPVC double glazed window and radiator.

Bedroom Four

8'6" x 7'8" + door recess (2.60 x 2.34 + door recess)

With UPVC double glazed window and radiator.

Bathroom

Incorporating a four piece suite comprising WC and wash hand basin inset to vanity unit, bath, shower cubicle with mains controlled shower over, part tiled walls, tiled flooring, two UPVC double glazed windows, extractor fan, wall mounted heated towel rail and inset ceiling spotlights.

Outside

To the front the property has a well maintained mature primarily lawned elevated front garden with stocked beds and borders and gated access to both sides. To the side the property has an enclosed and private south facing landscaped garden with lawn, patio, outside tap, raised border, decking and a timber shed. Beyond the garden is a double garage with parking in front.

Garage One

16'0" x 8'7" (4.90 x 2.63)

With up and over door to the front, light and power.

Garage Two

16'0" x 8'6" (4.90 x 2.60)

With up and over door to the front, light and power.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	61	
(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		
England & Wales EU Directive 2002/91/EC		

These details 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.