



Far Rye,  
Wollaton, Nottingham  
NG8 1GJ

**£440,000 Freehold**



A spacious four bedroom, detached property in a quiet cul de sac with the benefit of no upward chain.

Situated within the popular suburb of Wollaton, you are positioned with a wealth of local amenities on your doorstep including shops, public houses, healthcare facilities, restaurants, and transport links.

This great property would be considered an ideal opportunity for a large variety of buyers, who are looking to put their own stamp on a their next home, this could include growing families or anyone looking to relocate to this convenient location.

In brief the internal accommodation comprises; entrance hall, large open plan living dining room, second reception room ideal for a snug or study, kitchen, utility room and downstairs WC. Then rising to the first floor are four well proportioned bedrooms, the main bedroom with an en-suite and family bathroom.

Outside the property to the front is a lawned garden with paved driveway leading to an integral garage. The rear is enclosed and primarily lawned.

With the advantage of no upward chain and a fantastic amount of potential this property is well worthy of an early internal viewing.



### Entrance Hall

Entrance door through to a carpeted hallway, with radiator and under stairs storage cupboard.

### Open Plan Living Dining Room

26'3" x 13'10" (8.01m x 4.24m)

A carpeted room, with two radiators, gas fireplace and window to the front aspect and sliding door to the rear garden.

### Second Reception Room

8'2" x 13'9" (2.49m x 4.20m)

A carpeted room, with radiator and window to the front aspect.

### Kitchen

10'4" x 9'1" (3.17m x 2.79m)

A range of wall and base units with work surfacing over and tiled splashbacks, one and a half bowl sink with drainer and mixer tap, inset gas hob with extractor fan above and integrated electric oven. Space and fittings for freestanding dishwasher, radiator and window to the rear aspect.

### Utility Room

7'8" x 7'2" (2.36m x 2.20m)

Base units with work surfaces over and wall mounted boiler. Space and fittings for freestanding appliances to include fridge freezer and washing machine. Window to the rear aspect and door to the side passage.

### Downstairs WC

Wash hand basin and low flush WC.

### First Floor Landing

Access to the loft hatch and cupboard housing the water tank.

### Bedroom One

14'1" x 11'6" (4.30m x 3.52m)

A carpeted room, with radiator, fitted wardrobes and window to the front aspect. Access to the en-suite.

### En-Suite

Three piece suite incorporating walk in mains powered shower, wash hand basin and low flush WC. Part tiled walls, radiator and window to the front aspect.

### Bedroom Two

10'11" x 9'4" (3.34m x 2.87m)

A carpeted room, with radiator, fitted wardrobes and window to the rear aspect.

### Bedroom Three

8'4" x 10'0" (2.55m x 3.07m)

Carpeted room, with radiator and window to the rear aspect.

### Bedroom Four

8'11" x 6'6" (2.74m x 1.99m)

A carpeted room, with radiator and window to the rear aspect.

### Bathroom

Incorporating a three-piece suite comprising low flush WC, pedestal wash hand basin and bath. Fully tiled walls, tiled flooring, radiator, and window to the side aspect.

### Outside

To the front of the property is a lawned garden with a paved driveway for ample off street parking leading to an integral garage. The rear is then enclosed and primarily lawned with fenced boundaries.

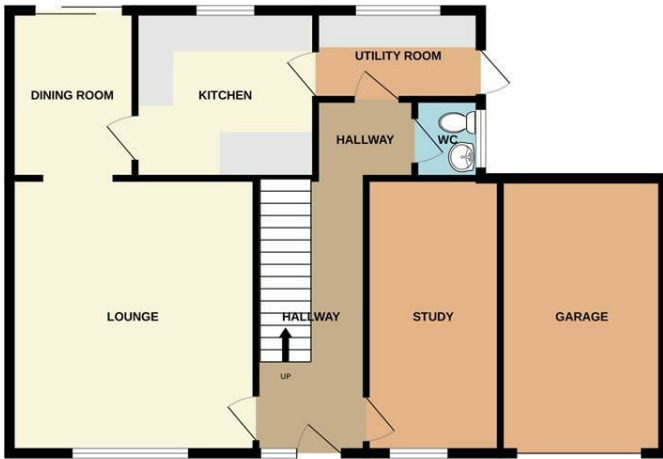
### Garage

Up and over door with power.





GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.