



**152 Sutton Passes Crescent
Wollaton, Nottingham NG8 1DY**

£330,000

A traditional brick built four/five bedroom
Dorner style house with a stylish and versatile
interior.



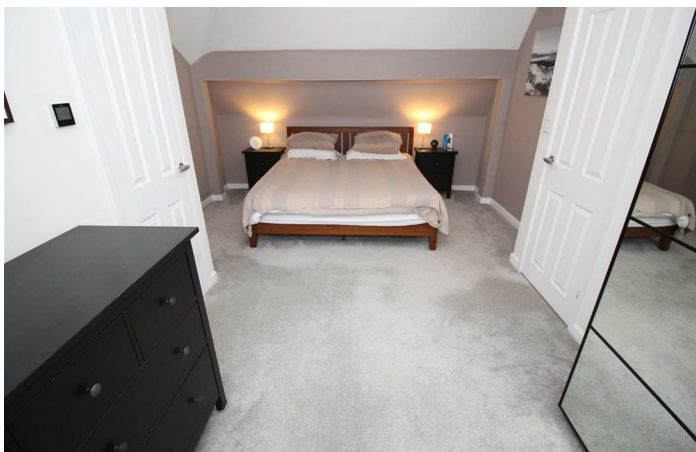
A traditional brick built four/five bedroom Dormer style house with a stylish and versatile interior.

Situated within a popular conservation area a short walk from Wollaton Hall, Park and Gardens and the QMC, this excellent property with the benefit of a substantial loft conversion is likely to be of interest to a variety of potential purchaser.

In brief the deceptive and contemporary interior comprises: Entrance hall, breakfast kitchen, sitting room, dining room/bedroom, ground floor bedroom with WC and bathroom. Rising to the first floor are two further bedrooms and a bedroom/study.

Outside the property occupies a generous corner plot with driveway providing ample car standing and primarily lawned gardens to the side and rear with hedge boundaries, stocked borders with mature shrubs and trees and a patio. To the rear the property has an enclosed and private garden with gravel, hard standing and a shed.

Seldom do traditionally brick constructed Dormer houses of this quality come to the market and therefore viewing is considered essential to truly appreciate the excellent and versatile home.



Entrance Hall

A UPVC double glazed entrance door leads to hallway with oak flooring with underfloor heating and stairs of to first floor landing.

Breakfast Kitchen

17'11" x 6'9" (5.48 x 2.07)

With a range of fitted wall and base units, work surfacing with tiled splashbacks, breakfast bar, single sink and drainer with mixer tap, induction hob with extractor above, inset electric oven, plumbing for a washing machine, oak flooring, UPVC double glazed window, radiator and concealed Baxi boiler.

Sitting Room

18'0" x 11'11" (5.51 x 3.64)

UPVC double glazed patio doors leading to the rear garden, further UPVC double glazed window, oak flooring and radiator with decorative cover.

Dining Room/Bedroom

11'4" x 8'9" + bay window (3.47 x 2.69 + bay window)

With UPVC double glazed bay window and radiator.

Bedroom One

11'11" x 11'4" (3.64 x 3.47)

UPVC double glazed window and oak flooring with underfloor heating.

WC

With fitments in white comprising WC, wash hand basin inset to vanity unit, part tiled walls, wall mounted heated towel rail, inset ceiling spotlights and UPVC double glazed window.

Bathroom

With fitments in white comprising WC, wash hand basin inset to vanity unit with mirror fronted cabinet and shaver point, bath with shower over, part tiled walls and UPVC double glazed window.

Stairs to First Floor Landing

Bedroom Two

17'5" x 12'6" decreasing to 9'4" (5.33 x 3.82 decreasing to 2.85)

With UPVC double glazed window, underfloor heating and useful eaves storage cupboard.

Bedroom Three

12'8" decreasing to 6'7" x 15'9" (3.88 decreasing to 2.01 x 4.81)

With UPVC double glazed window and underfloor heating.

Bedroom Five/Study

9'10" x 6'10" (3.02 x 2.10)

With UPVC double glazed window, laminate flooring, inset ceiling spotlights and radiator.

Outside

The property occupies a generous corner plot with driveway providing ample car standing and large primarily lawned to the front and sides with mature shrubs and trees, patio, outside tap and hedged boundaries. To the rear the property has an enclosed and private garden with gravelled area, hard standing and a timber shed.



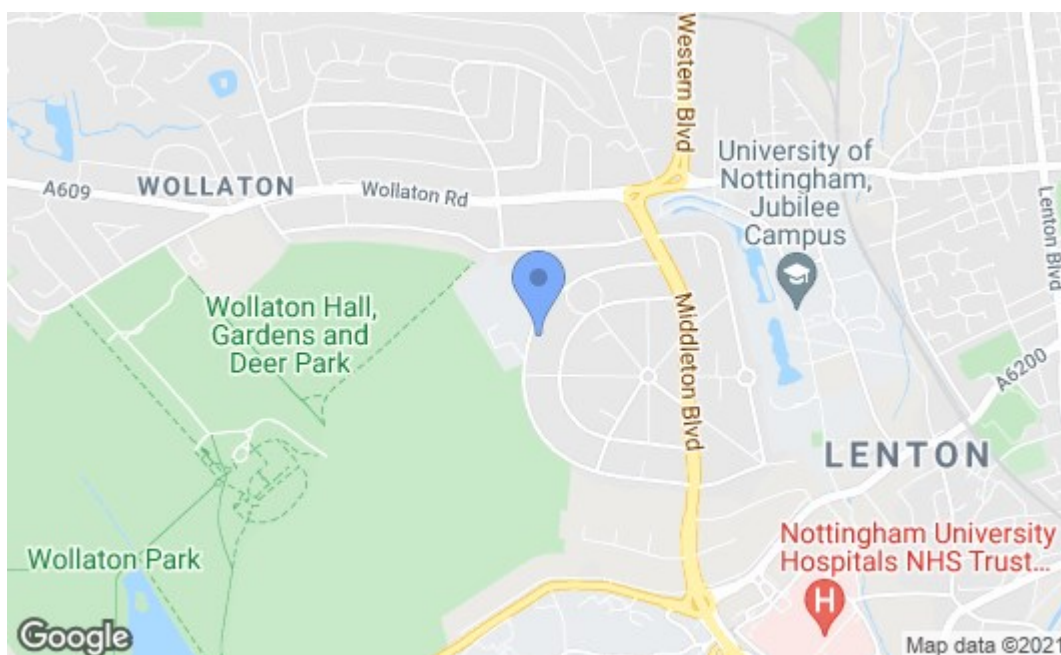
GROUND FLOOR
727 sq.ft. (67.6 sq.m.) approx.



1ST FLOOR
487 sq.ft. (45.2 sq.m.) approx.



TOTAL FLOOR AREA : 1214 sq.ft. (112.8 sq.m.) approx.
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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	66	
(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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