Robert Ellis

look no further...

Brendon Road,
Wollaton, Nottingham
NG8 1HZ

£360,000 Freehold

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A traditionally styled and constructed 1950's three-bedroom detached house with a conservatory.

Having been well-maintained by the current vendors, this excellent house offers an appealing and versatile interior, that will doubtless be of appeal to a variety of potential purchasers and is considered an ideal for the needs of a family.

In brief the internal accommodation comprises: hallway, sitting room, dining room, conservatory and kitchen, rising to the first floor are two-double bedrooms, a single bedroom and bathroom.

Outside the property has a drive to the front, with a further area of gated drive beyond, and has established and mature gardens to both front and rear.

Ideally situated within a quiet close in the highly regarded suburb of Wollaton, with easy access to Wollaton Hall and Deer Park, excellent transport links, sought after local schools, shops and a wide variety of other facilities.

Entrance Hallway
UPVC double glazed entrance door, radiator, stairs off to the first floor landing.

Sitting Room
13'8" x 11'0" (4.17m x 3.36m)
UPVC double glazed bay window, radiator, and Adam style fire surround with marble hearth. Double doors leading to the dining room.

Dining Room
12'8" x 10'11" (3.88m x 3.34m)
Radiator, double glazed patio doors leading through to the conservatory, and an Adam style fire surround with marble hearth.

Conservatatory
11'9" x 10'5" (3.60m x 3.20m)
UPVC double glazed windows, radiator and patio doors leading through to rear garden.

Kitchen
13'8" x 6'5" (4.17m x 1.97m)
Fitted wall and base units, baxi combination boiler, work surfacing with tiled splashback, one and half bowl sink with mixer tap, inset electric hob with air filter above, and inset electric double oven and grill, plumbing for a washing machine and dish-washer, tiled flooring, radiator, UPVC double glazed window and door to the exterior, under stairs cupboard with UPVC double glazed window.

First Floor Landing
UPVC double glazed window and doors leading into the bathroom and three bedrooms.

Bedroom One
12'7" x 10'8" (3.86m x 3.26m)
UPVC double glazed window, radiator, and fitted wardrobes.

Bedroom Two
13'10" x 10'8" (4.22m x 3.27m)
UPVC double glazed window, radiator, and fitted wardrobes.

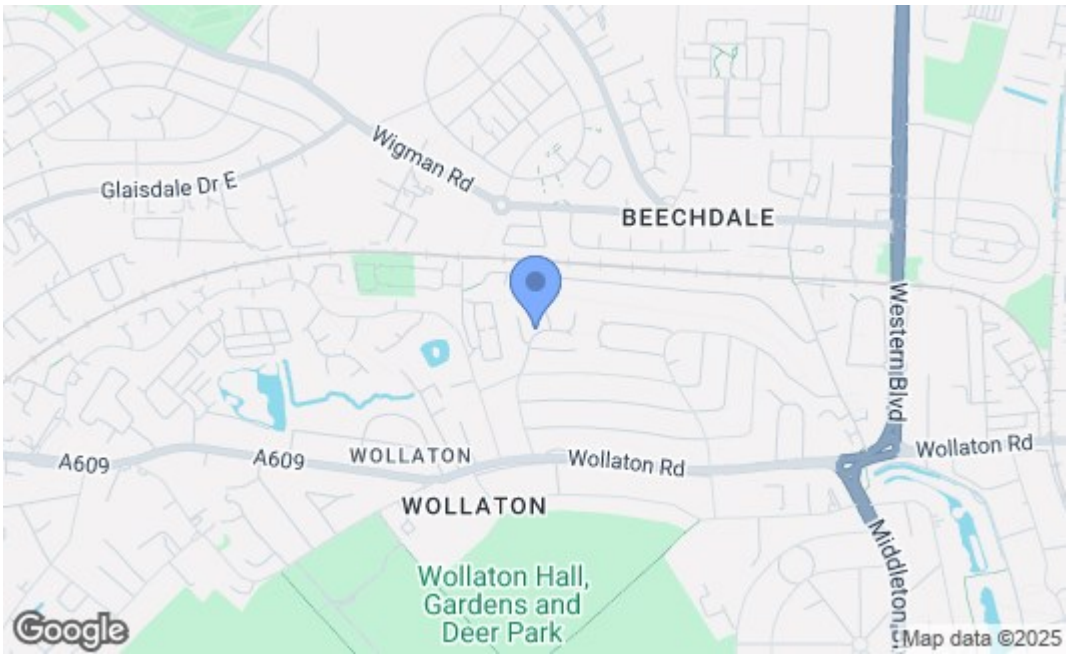
Bedroom Three
8'3" x 6'9" (2.54m x 2.06m)
UPVC double glazed window and radiator.

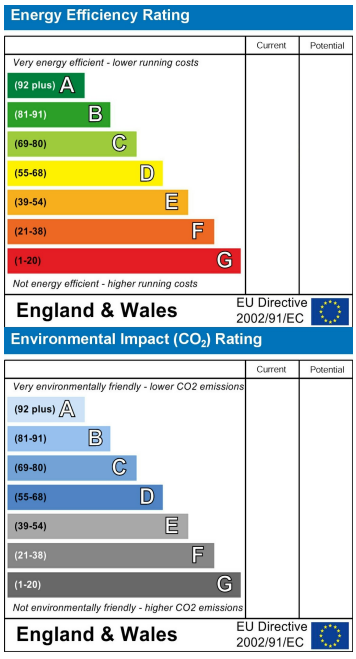
Bathroom
9'1" x 6'7" (2.78m x 2.02m)
A four-piece suite comprising: WC, shower cubicle with wall-mounted electric 'Galaxy' Shower, bath, wash-hand basin, fully tiled walls, radiator, UPVC double glazed window.

Outside
To the front, the property has an established garden with a walled boundary, lawn, stocked beds and borders. The property has a drive, providing car standing, with double gates leading to a further area of drive with outside tap and power point. To the rear the property has a concrete garage base, with a wooden cabin, an established and private, mature garden, with lawns, blocked paved patio, low level lighting and various well stocked beds and borders, with shrubs and trees.

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
Does the property have spray foam in the loft?: No
Has the Property Flooded?: No

Mining Search
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.





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