

Cransley Avenue,  
Wollaton, Nottingham  
NG8 2QY

**£360,000 Freehold**



An extended three-bedroom, detached property with the benefit of no upward chain.

Situated just a short walk from Bramcote Lane Shops, you have a variety of amenities close by including shops, restaurants, healthcare facilities, public houses and sits the catchment area for Fernwood Primary and Secondary School. There is also the advantage of a bus stop at the end of the road, for journeys in and around the city.

This spacious property would be considered an ideal opportunity for a large variety of buyers, who are looking to put their own stamp on a property including young professionals, families looking to upsize or anyone looking to relocate to this popular location.

In brief the internal accommodation comprises; entrance porch through to entrance hall, open plan living, dining room, extended kitchen, and conservatory to the ground floor. Then rising to the first floor are three bedrooms, bathroom and separate WC.

Outside the property is a paved driveway to the front leading to an integral garage. Gated side access leads to the south facing generous private and enclosed rear garden.

With the benefit of gas central heating and UPVC double glazing throughout this property is well worthy of an early internal viewing.



#### Entrance Porch

UPVC double glazed window through to a carpeted entrance porch.

#### Entrance Hall

UPVC double glazed door through to the carpeted entrance hall with radiator and access to fitted storage cupboard and understairs storage cupboard.

#### Living Dining Room

25'10" x 10'11" (7.88m x 3.33m )

A carpeted room, with radiator, gas fire and UPVC double glazed sliding door to the conservatory.

#### Conservatory

10'7" x 7'8" (3.24m x 2.35m)

Tiled flooring and UPVC double glazed door to the rear garden.

#### Kitchen

16'0" x 7'8" (4.88m x 2.35m )

A range of wall, base and draw units with work surfacing over and tiled splashbacks, sink with mixer tap, inset gas hob and integrated electric oven. Space and fittings for freestanding appliances to include fridge, freezer, dishwasher and washing machine, two UPVC double glazed windows to the rear garden and door to the side passage, access to the pantry cupboard.

#### First Floor Landing

UPVC double glazed window to the side aspect.

#### Bedroom One

13'2" x 12'0" (4.01m x 3.66m )

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

#### Bedroom Two

11'11" x 9'8" (3.64m x 2.97m )

A carpeted room, with radiator, fitted wardrobes, one housing the water tank and UPVC double glazed window to the rear aspect.

#### Bedroom Three

8'10" x 6'11" (2.71m x 2.13m )

Carpeted room, with radiator, fitted wardrobe and UPVC

double glazed window to the front aspect. Access to the loft hatch.

#### Bathroom

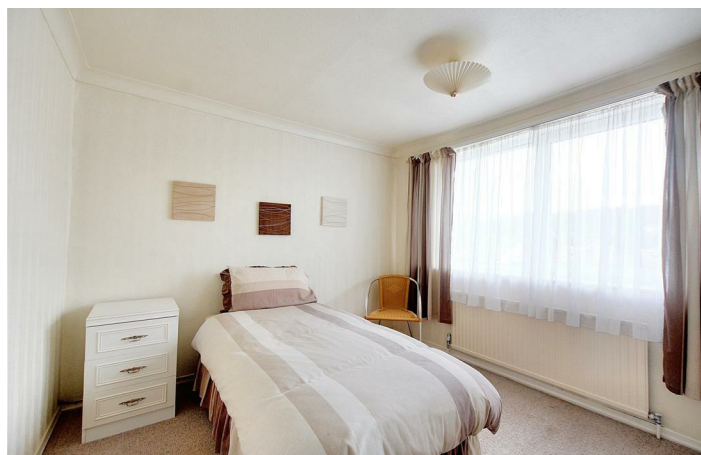
Incorporating a three-piece suite comprising pedestal wash hand basin, bath, walk in electric power shower, fully tiled walls, radiator and UPVC double glazed window to the rear aspect.

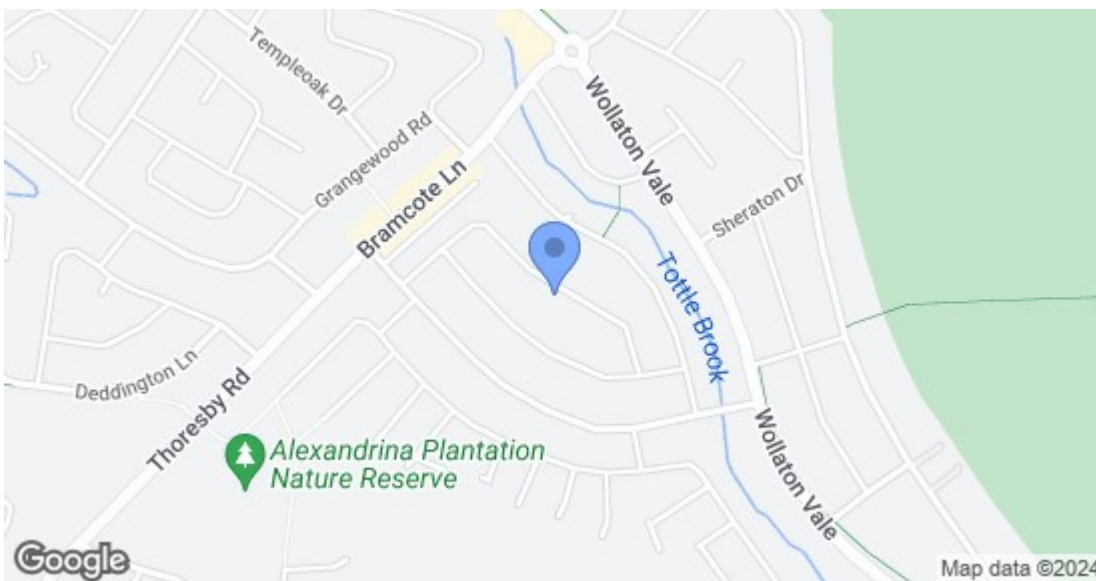
#### Separate WC

Fitted with a low flush WC and UPVC double glazed window to the side aspect.

#### Outside

To the front of the property is a block paved driveway with ample off-street parking and gated side access to the rear garden. This is a south facing primarily lawned with a paved seating area, hedged boundaries and green house.





Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	82
(81-91) B	
(69-80) C	
(55-68) D	
(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 <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	82
(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	
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.