

Robert Ellis

look no further...



Ellwood Crescent,
Wollaton, Nottingham
NG8 1GD

£250,000 Freehold

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Located in the desirable area of Wollaton, this delightful house presents an excellent opportunity for those seeking a comfortable and convenient living space. The property boasts two well-proportioned bedrooms, making it ideal for small families, first time buyers, couples, or individuals looking for extra room.

Upon entering, you will find a welcoming reception room that serves as a perfect space for relaxation or entertaining guests. The layout is both practical and inviting, ensuring that you feel at home from the moment you step inside. The house also features a well-appointed bathroom, designed to cater to your daily needs with ease.

One of the standout features of this property is the ample parking available, a rare find in many urban settings. This added convenience allows for easy access and peace of mind, whether you have guests visiting or simply require space for your own vehicles.

Situated in a pleasant neighbourhood, this home offers a blend of tranquillity and accessibility, with local amenities and transport links within easy reach. Whether you are looking to settle down or invest, this property on Ellwood Crescent is a wonderful choice that combines comfort, practicality, and a welcoming community atmosphere. Do not miss the chance to make this charming house your new home.



Entrance Hall

UPVC double glazed entrance door, UPVC double glazed window, radiator, stairs to the first floor, and door to the lounge.

Lounge

15'11" x 9'3" (4.86m x 2.84m)

A carpeted reception room with UPVC double glazed bay window to the front, two radiators, and door leading into the kitchen diner.

Kitchen Diner

13'8" x 9'1" (4.19m x 2.78m)

Fitted with a range of wall, base, and drawer units, work surfaces, one and half bowl sink and drainer unit with mixer tap, integrated electric oven with gas hob and extractor fan over, plumbing for a washing machine and tumble dryer, large under stairs storage cupboard, tiled splashbacks, radiator, UPVC double glazed window to the rear, and door to the conservatory.

Conservatory

12'0" x 10'10" (3.67m x 3.32m)

A carpeted conservatory with UPVC double glazed French doors to the side, and UPVC double glazed windows around.

First Floor Landing

With loft hatch, useful built-in storage, and doors to the bathroom and two bedrooms.

Bedroom One

13'9" x 9'3" (4.2m x 2.84m)

A carpeted double bedroom with fitted wardrobes, UPVC double glazed window to the rear and radiator.

Bedroom Two

13'9" reducing to 7'1" x 9'10" reducing to 6'11" (4.2m reducing to 2.17m x 3.02m reducing to 2.12m)

Originally two separate bedrooms that have knocked into one, with two UPVC double glazed windows to the front and radiator.

Bathroom

Incorporating a three-piece suite comprising: panelled bath

with electric shower over, pedestal wash-hand basin, WC, tiled splashback, vinyl flooring, wall mounted heated towel rail, extractor fan, electric shaver point, UPVC double glazed window to the side.

Outside

To the front of the property you will find a concrete and gravel driveway leading to the garage, and to the rear you will find a private and enclosed garden which includes a patio overlooking the lawn beyond, with a range of mature trees and shrubs.

Garage

17'6" x 8'4" (5.35m x 2.56m)

With an electric up and over door to the front, pedestrian door to the rear, light and power.

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

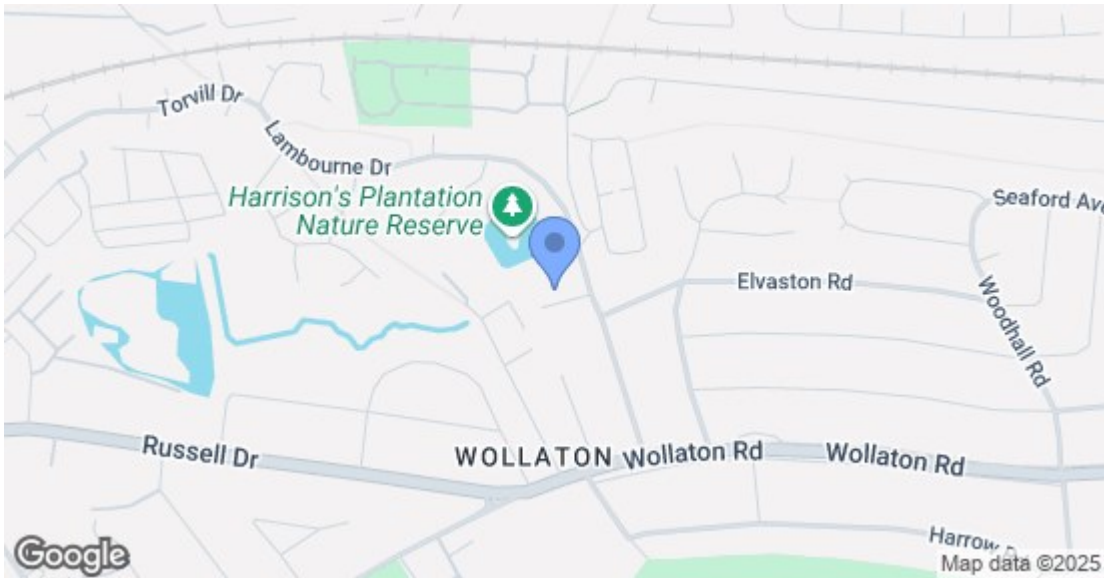
Disclaimer:

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.





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 equipment shown have not been tested and no guarantee as to their operation or efficiency can be given. Made with Metagrey ©2025.



| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (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 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 | | |
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