



Bolero Close,  
Wollaton, Nottingham  
NG8 2BZ

**£285,000 Freehold**



Nestled in the charming area of Bolero Close, Wollaton, Nottingham, this delightful bungalow offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for couples, or those seeking a peaceful retirement retreat.

The inviting reception room serves as a welcoming space for relaxation and entertaining, providing a warm atmosphere for family gatherings or quiet evenings in. The bungalow features a well-appointed bathroom, ensuring that all your daily needs are met with ease.

One of the standout features of this property is the dedicated parking and detached garage, a valuable asset in this desirable neighbourhood. The location itself is a significant draw, with Wollaton offering a range of local amenities, parks, and excellent transport links, making it easy to access the wider Nottingham area.

This bungalow presents a wonderful opportunity for those looking to enjoy single-storey living in a tranquil setting. With its practical layout and convenient location, it is sure to appeal to a variety of buyers. Do not miss the chance to make this lovely property your new home.



### Entrance Hall

UPVC double glazed entrance door with flanking window, built-in storage cupboard and opening to the lounge and kitchen.

### Kitchen

10'11" x 7'3" (3.34m x 2.22m)

Fitted with a range of wall, base and drawer units, work surfaces, one and a half bowl sink and drainer unit with mixer tap, integrated electric oven with as hob, and air filter over, tiled splashbacks, plumbing for a washing machine, space for a fridge and freezer, UPVC double glazed door and window to the side, and radiator.

### Lounge

16'4" x 12'0" (4.98m x 3.68m )

A carpeted reception room with radiator, electric fire, UPVC double glazed window to the front, and door to the inner hallway.

### Inner Hallway

With laminate flooring, loft hatch, airing cupboard, housing the hot water cylinder and doors to the bathroom and two bedrooms.

### Bedroom One

12'4" x 9'2" (3.77m x 2.8m )

With laminate flooring, built-in wardrobe, radiator, and double glazed sliding doors to the conservatory.

### Bedroom Two

10'2" x 8'9" (3.12m x 2.67m )

Laminate flooring, built in wardrobe, radiator, and UPVC double glazed window to the rear.

### Bathroom

Incorporating a three-piece suite comprising: corner shower, pedestal wash-hand basin, WC, tiled flooring and walls, heated towel rail and UPVC double glazed window to the side.

### Conservatory

17'0" x 9'7" (5.18m x 2.92m )

Tiled flooring, UPVC double glazed French doors to the rear and UPVC double glazed windows to the rear and both sides.

### Outside

To the front of the property you will find a low maintenance gravelled garden with mature shrubs, and a driveway for off-road parking, leading down the side of the property towards to the garage, and gated side access leading to the enclosed rear garden which includes a blocked paved patio overlooking the artificial lawn beyond, a range of mature trees and shrubs, useful storage shed and fenced boundaries.

### Garage

Up and over garage door to the front, pedestrian door to the side, 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

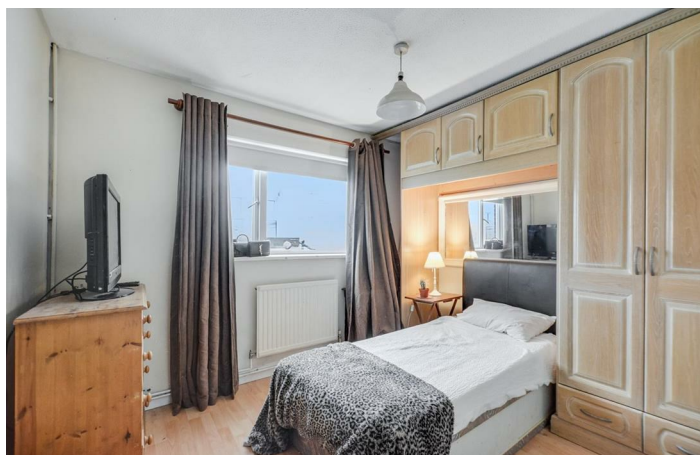
Accessibility/Adaptions: None

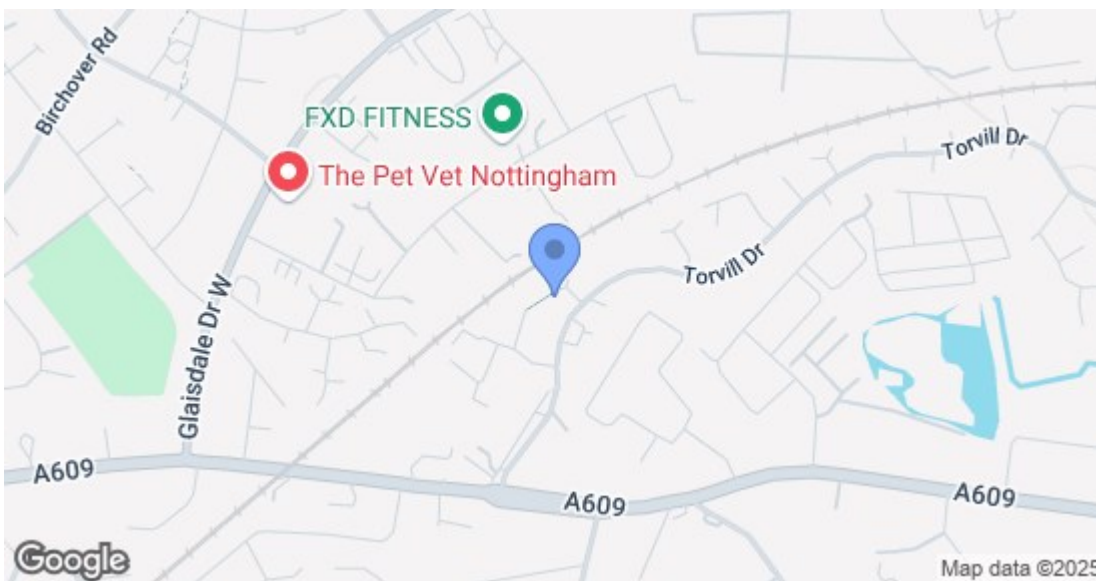
Does the property have spray foam in the loft?: No

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.





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			
<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	

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