Robert Ellis

look no further...

Welwyn Road,
Wollaton, Nottingham
NG8 2DD

£250,000 Freehold

0115 922 0888

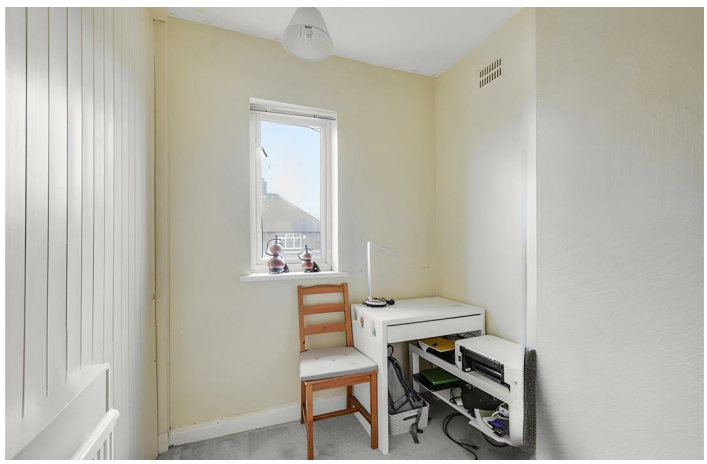
/robertellisestateagent @robertellisea

Nestled in the charming area of Wollaton, Nottingham, this delightful house on Welwyn Road offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The two inviting reception rooms provide ample opportunity for relaxation and entertaining, making it easy to host friends and family.

The house features a well-appointed bathroom, ensuring that daily routines are both practical and pleasant. The property also benefits from parking, a valuable asset in this desirable neighbourhood.

Wollaton is known for its picturesque surroundings and community spirit, making it an excellent choice for those looking to settle in a welcoming area. With local amenities, parks, and highly regarded schools nearby, this home is perfectly positioned for both convenience and leisure.

This property presents a wonderful opportunity for anyone seeking a comfortable and spacious home in a sought-after location. Don't miss the chance to make this loving house your new home.



Porch
UPVC double glazed entrance door and UPVC double glazed windows to the front, and UPVC double glazed secondary door to the entrance hall.

Entrance Hall
With stairs to the first floor, radiator, UPVC double glazed window to the side and door to the lounge.

Lounge
13'1" x 11'10" (4.01m x 3.63m)
Laminate flooring, UPVC double glazed bay window to the front, electric fire, radiator, and opening into the kitchen diner.

Kitchen Diner
16'4" x 9'10" (5m x 3.02m)
Fitted with a range of wall and base units, work surfaces, integrated electric oven with electric hob and air filter over, sink and drainer unit with mixer tap, space for a fridge freezer, pluming for a washing machine, laminate flooring, radiator, UPVC double glazed window to the side, and double glazed sliding doors to the conservatory.

Conservatory
16'1" x 7'6" (4.92m x 2.29m)
Laminate flooring, radiator, UPVC double glazed French doors to the rear patio, and UPVC double glazed windows to the rear and side.

First Floor Landing
UPVC double glazed window to the side, and doors to the bathroom and three bedrooms.

Bedroom One
11'11" x 9'10" (3.65m x 3.02m)
A carpeted double bedroom with UPVC double glazed window to the front and radiator.

Bedroom Two
9'11" x 9'10" (3.04m x 3m)
A carpeted double bedroom with UPVC double glazed window to the rear, radiator, and built-in storage cupboard.

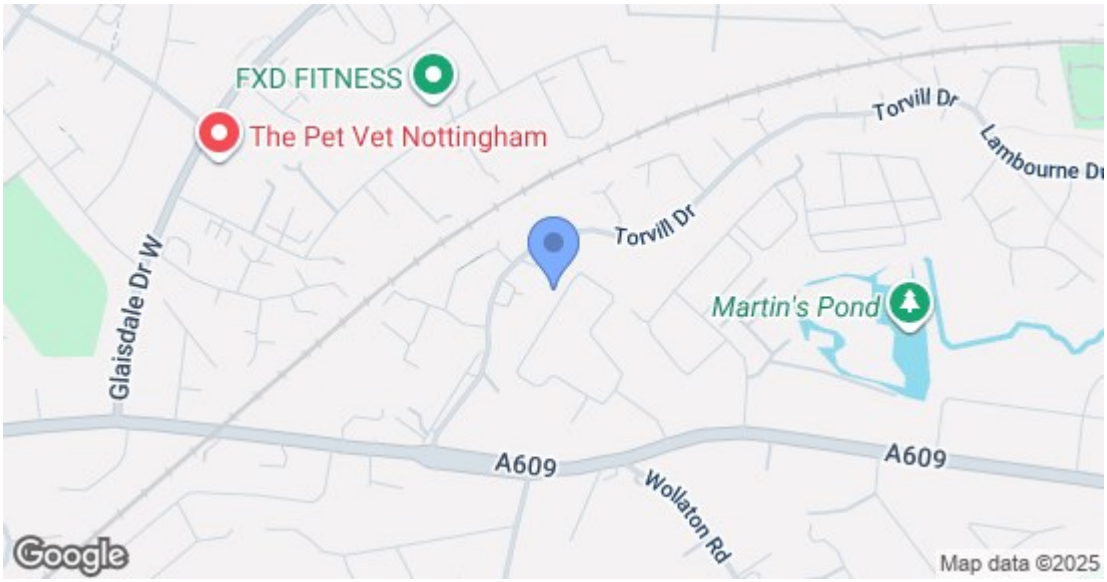
Bedroom Three
6'11" x 6'3" (2.11m x 1.92m)
A carpeted bedroom with UPVC double glazed window to the front, loft hatch and radiator.

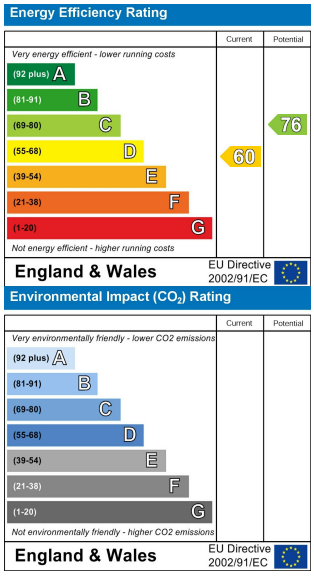
Bathroom
Incorporating a three-piece suite comprising panelled bath with hand-held shower over, pedestal wash-handbasin, WC, tiled flooring and walls, heated towel rail, UPVC double glazed window to the rear and extractor.

Outside
To the front of the property you will find a small garden with mature shrubs, concrete driveway offering car standing for one car, and gated side access leading to the generous rear garden which includes a patio overlooking the lawn beyond, useful storage shed, and fence boundaries.

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.





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12 High Road, Beeston, Nottingham, Nottinghamshire, NG9 2JP
beeston@robertellis.co.uk
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