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**Charlbury Road  
Wollaton, Nottingham NG8 1NJ**

A traditionally styled and constructed three bedroom detached house with a conservatory to the rear.

**Offers Over £285,000**



A traditionally styled and constructed three bedroom detached house with a conservatory to the rear.

This well proportioned property with an appealing open plan lounge, diner and kitchen to the ground floor offers a clean and tidy interior though does display further potential for the incoming purchaser to re-model to their taste and requirements.

In brief the internal accommodation comprises: Entrance hallway, WC, open plan lounge/diner/kitchen and conservatory to the ground floor. Rising to the first floor are two good sized double bedrooms, a further single bedroom and shower room.

Outside the property occupies a generous and mature plot with an established front garden with lawn and shrubs, to the rear the property has an enclosed and private garden with lawn and mature shrubs and trees. The property also benefits from a driveway which runs along the side of the property.

Available to the market with the benefit of chain free vacant possession, this property would doubtless be of appeal to a variety of potential purchasers but is considered ideal for the family looking for larger accommodation.



### Entrance Hallway

A UPVC double glazed entrance door leads to hallway with UPVC double glazed window to the side, stairs to first floor landing and walk in cupboard with fitted shelves and UPVC double glazed window.

### WC

With WC, wall mounted wash hand basin and UPVC double glazed window.

### Open Plan Lounge/Diner

25'3" x 11'9" (7.72 x 3.59)

With UPVC double glazed bay window to the front, further UPVC double glazed patio doors leading to the conservatory at the rear and radiator.

### Kitchen

9'2" x 7'3" (2.81 x 2.22)

With a range of fitted wall and base units, work surfacing with tiled splashbacks, one and a half bowl sink with mixer tap, inset electric hob with air filter above, inset electric oven below, tiled flooring and UPVC double glazed window.

### Conservatory

19'8" x 8'4" (6.00 x 2.55)

With UPVC double glazed window and patio door leading to the rear garden, plumbing for a washing machine and useful store area.

### First Floor Landing

With UPVC double glazed window,

### Bedroom One

14'1" x 11'9" (4.31 x 3.60)

With UPVC double glazed window with fitted seat, radiator, fitted wardrobes and dressing table.

### Bedroom Two

12'11" x 11'8" (3.96 x 3.58)

With UPVC double glazed window and radiator.

### Bedroom Three

8'5" x 6'11" (2.59 x 2.12)

With UPVC double glazed window and radiator.

### Shower Room

With a three piece suite comprising WC, wash hand basin inset to vanity unit, shower cubicle with Triton shower over, two UPVC double glazed windows, fully tiled walls, radiator and airing cupboard housing the hot water cylinder with slatted shelves.

### Outside

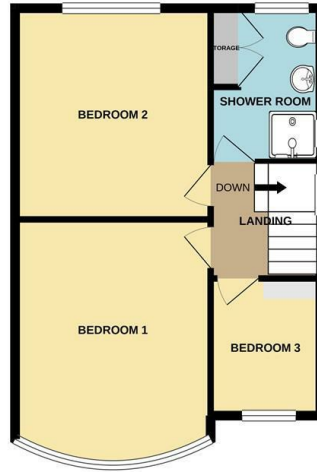
To the front the property has a lawned garden with stocked borders, to the side of which is a driveway providing ample car standing with further hard standing and an outside tap beyond. To the rear the property has an enclosed and private mature garden with lawn, well stocked shrubs and mature established trees.



GROUND FLOOR  
656 sq.ft. (61.0 sq.m.) approx.



1ST FLOOR  
491 sq.ft. (45.6 sq.m.) approx.



TOTAL FLOOR AREA: 1147 sq.ft. (106.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, doors, 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 appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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| Energy Efficiency Rating                                        |  | Current                 | Potential |
|-----------------------------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs                     |  |                         |           |
| (92 plus) A                                                     |  |                         | 87        |
| (81-91) B                                                       |  |                         |           |
| (69-80) C                                                       |  |                         |           |
| (55-68) D                                                       |  |                         |           |
| (39-54) E                                                       |  | 53                      |           |
| (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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