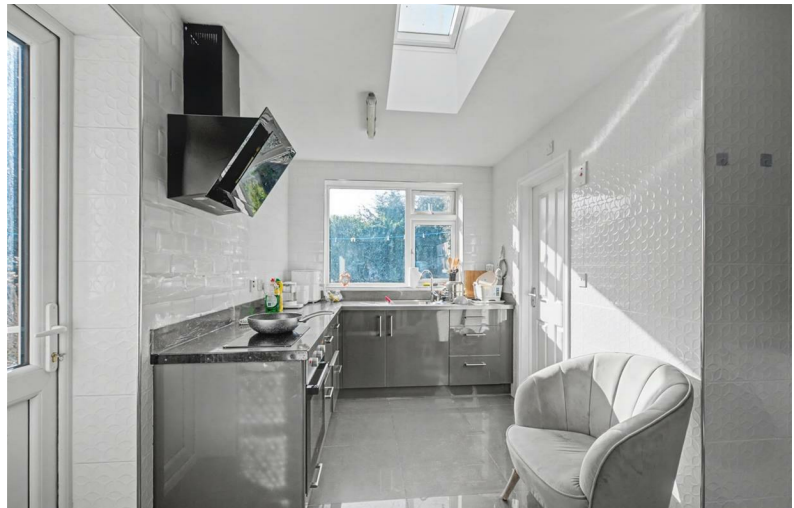




Radford Bridge Road,
Wollaton, Nottingham
NG8 1NB

£450,000 Freehold



A deceptive and significantly extended five-bedroom detached house.

Benefitting from a large double storey extension to the rear and further single extension, this extensive and versatile property has the benefit of annex style accommodation, a separate bedroom kitchen, and en-suite.

In brief the internal accommodation comprises: spacious entrance hall, reception room/potential bedroom, sitting room, breakfast kitchen, shower room, annex with bedroom, kitchen and en-suite, rising to the first floor is an en-suite bedroom, four further bedrooms and bathroom.

Outside the property has a drive to the front providing ample car standing, and to the rear there is a a low-maintenance primarily lawned garden with patio.

Occupying a sought-after residential location, conveniently situated for Wollaton, the city centre, and Queens Medical Centre, this unique property available with chain free vacant possession is likely to appeal to a variety of potential purchasers.



Entrance Hallway

UPVC double glazed entrance door, radiator, useful under stairs recess, stairs off to first floor landing.

Bedroom/Reception Room

12'1" x 10'7" (3.70m x 3.25m)

UPVC double glazed bay window to the front and radiator.

Sitting Room

16'7" x 10'11" (5.08m x 3.33m)

UPVC double glazed window, radiator, feature brick fire surround with tiled hearth.

Breakfast Kitchen

14'4" x 10'6" plus recess (4.37m x 3.20m plus recess)

Fitted with an extensive range of fitted wall and base units, quartz work surfacing with splashback and tiles, breakfast bar, one and half bowl sink with mixer tap, inset induction hob with extractor above, inset electric oven, integrated dishwasher, plumbing for a washing machine, tiled flooring, UPVC double glazed window, and UPVC double glazed door to the exterior.

Shower Room

Fitted with a pedestal wash-hand basin, WC, double shower cubicle with mains control shower over, UPVC double glazed window, extractor, fully tiled heated towel rail.

Annex

Bedroom

16'6" x 10'5" (5.05m x 3.20m)

UPVC double glazed patio doors and radiator.

Kitchen

12'1" x 11'1" decreasing to 9'0" (3.69m x 3.39 decreasing to 2.76m)

Fitted base units, work surfacing, fully tiled walls, single sink and drainer with mixer tap, inset electric hob with integrated oven below and extractor above, tiled flooring, UPVC double glazed door to the exterior, UPVC double glazed window and feature Velux window.

Shower Room

Fitted with a WC, shower cubicle with Triton shower over, wall-mounted wash-hand basin, UPVC double glazed window, tiled flooring and walls, heated towel rail, and extractor fan.

Bedroom One

First Floor Landing

With stairs rising from the first floor and UPVC double glazed window.

Bedroom One

12'11" x 11'7" (3.94m x 3.55m)

UPVC double glazed window and radiator.

En-Suite

Fitted with a WC, wash-hand basin inset to vanity unit, shower cubicle with mains control shower, fully tiled walls, UPVC double glazed window, heated towel rail, and extractor fan.

Bedroom Two

16'0" x 9'8" (4.90m x 2.95m)

UPVC double glazed window and radiator.

Bathroom

Fitted with WC, pedestal wash-hand basin, bath with shower off the taps, tiled flooring, part tiled walls, UPVC double glazed window, extractor fan, and radiator.

Bedroom Three

10'11" x 10'9" (3.35m x 3.28m)

UPVC double glazed window and radiator.

Bedroom Four

12'1" x 10'2" (3.70m x 3.12m)

UPVC double glazed bay window, and radiator.

Bedroom Five

7'4" x 6'8" (2.25m x 2.05m)

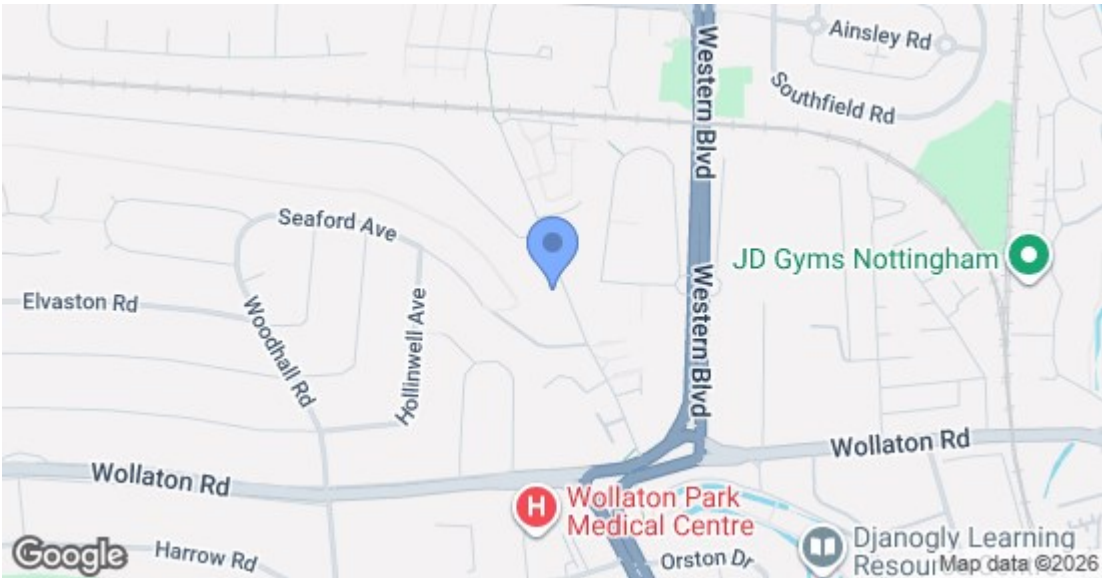
UPVC double glazed window, radiator and recessed wardrobes/cupboard.

Outside

To the front the property has a drive providing ample car standing with gated access leading to the rear of the property. To the rear the property has a yard/patio, power points, primarily lawned garden with borders and a shed.



Robert Ellis
ESTATE AGENTS



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		
(1-20) G		
Not environmentally friendly - higher CO ₂ 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.