



Sheraton Drive,  
, Wollaton  
NG8 2PR

**£575,000 Freehold**



This beautifully presented property has retained much of its original character and charm, yet also benefits from an impressive open plan kitchen diner to the rear and quality fixtures and fittings throughout.

In brief, the stylish and contemporary interior comprises entrance porch, spacious entrance hall, sitting room, kitchen diner, three bedrooms, WC and bathroom.

Outside, the property has a drive to the front providing car standing, with a garage beyond, a landscaped front garden with stocked borders and to the rear there is a sunny, south westerly facing private garden which is well manicured and landscaped.

Situated in particularly sought-after residential location, well placed for easy access to local bus routes, excellent schools and a short walk from Wollaton Hall and Park, this fabulous property is well worthy of viewing.



## ENTRANCE

uPVC double glazed entrance door leads to the porch.

## PORCH

Second wooden door with feature leaded glazing to either side leads to the hallway.

## HALLWAY

11'8" x 8'1" (3.57 x 2.48)

Radiator, oak parquet flooring.

## SITTING ROOM

15'4" x 11'10" (4.69 x 3.62)

uPVC triple glazed window to the front, uPVC double glazed patio door to the rear leading to the garden, radiator, wall mounted electric fire, inset ceiling spotlights, oak parquet flooring.

## KITCHEN DINER

13'3" x 10'9" (4.06 x 3.28)

With an extensive range of modern fitted wall and base units, granite work surfacing with splashback and island, inset gas hob with extractor above, inset electric oven and combination oven microwave, integrated dishwasher, fridge freezer and washing machine, one and a half bowl sink with mixer tap, inset ceiling spotlights, electric underfloor heating, three uPVC double glazed windows, uPVC double glazed patio door leading to the rear garden, tile flooring, radiator.

## BEDROOM ONE

11'11" x 11'9" (3.64 x 3.59)

uPVC triple glazed bay window, radiator, fitted wardrobe and further fitted triple wardrobe.

## BEDROOM TWO

10'11" x 10'10" (3.35 x 3.32)

uPVC triple glazed window, radiator, spotlights and fitted wardrobe.

## BEDROOM THREE

10'10" x 7'10" (3.31 x 2.41)

uPVC double glazed window, radiator and large fitted wardrobe.

## WC

uPVC double glazed windows, WC, tile flooring.

## BATHROOM

With quality fitments in white comprising wash hand basin inset to vanity unit with granite top, bath, double shower cubicle with mains controlled shower over, electric underfloor heating, wall mounted towel rail, part tiled walls, tiled flooring, inset ceiling spotlights and extractor.

## OUTSIDE

To the front the property has a resin drive with the garage beyond and a landscaped front garden with paving and stocked borders. Gated access leads along side the property to the rear. The rear of the property has a sunny south westerly facing garden with resin style patio, various well stocked beds and borders with mature shrubs and trees, outside tap, patio area, two sheds and a greenhouse.

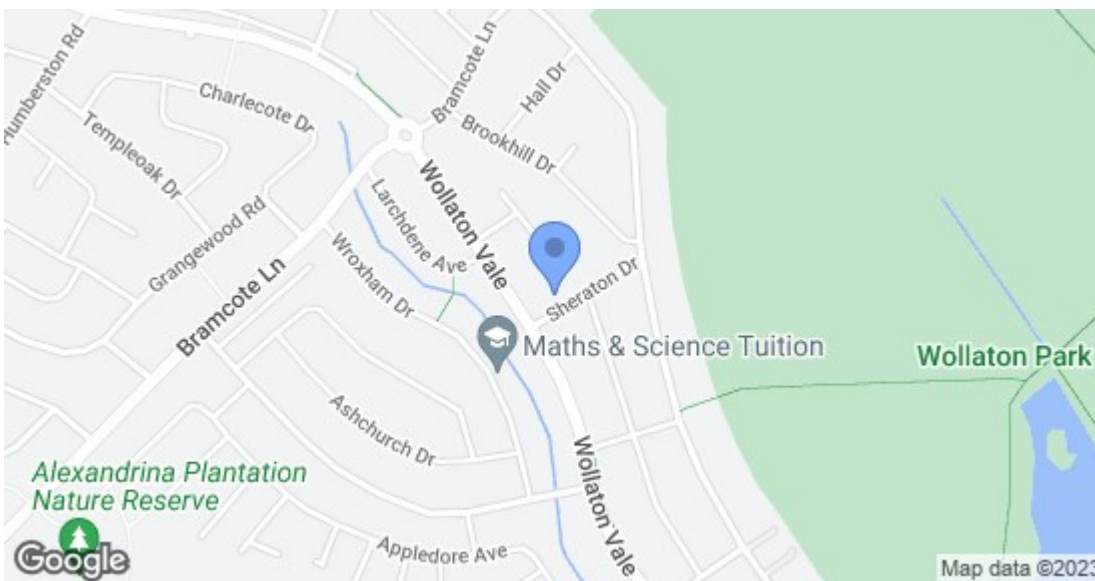
## GARAGE

16'9" x 9'0" (5.13 x 2.76)

Remote controlled electric roller door to the front, uPVC double glazed window to the rear, pedestrian door to the side, light and power.



**Robert Ellis**  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		67	
(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	

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.