



Dean Close,
Wollaton, Nottingham
NG8 2BX

Guide Price
£290,000 - £300,000



A modern three-bedroom, semi-detached property with the benefit of no upward chain.

Positioned in a quiet cul-de-sac, you are conveniently placed for access to a wide range of local amenities including supermarkets, Bramcote Lane, public houses, Wollaton Park, healthcare facilities, excellent transport links including regular bus routes, the A52 and M1, and well placed for school catchment for Fernwood secondary and primary school with an outstanding Ofsted rating.

The great property would be considered an ideal opportunity for a large variety of buyers including young professionals, families or anyone looking to relocation to this popular and convenient location.

In brief the internal accommodation comprises a spacious living room, through to dining room and kitchen to the ground floor. Then rising to the first floor are three bedrooms and bathroom.

Outside the property to the front is a lawned garden and paved driveway leading to the gated side access. The enclosed rear is primarily lawned with a paved seating area and large garage.

Having been recently refurbished throughout by the current homeowner this property is offered to the market with the advantage of gas central heating, full UPVC double glazing and is well worthy of an early internal viewing.



Entrance

UPVC double glazed door through to the living room.

Lounge

14'2" x 13'7" (4.34m x 4.16m)

A carpeted reception room, with radiator, gas fireplace, UPVC double glazed window to the front aspect and archway to the dining room.

Dining Room

10'6" x 7'2" (3.21m x 2.20m)

A carpeted reception room, with radiator and UPVC double glazed sliding door to the rear garden.

Kitchen

10'7" x 6'2" (3.24m x 1.89m)

A range of wall and base units with quartz work surfacing over and tiled splashbacks, one and a half bowl sink with mixer tap, inset gas hob with extractor fan above and integrated electric oven and dishwasher. Space and fittings for freestanding appliances to include fridge freezer and washer dryer and UPVC double glazed window to the rear aspect.

First Floor Landing

A carpeted landing space with access to the loft hatch providing extra storage space, and airing cupboard housing the water tank.

Bedroom One

10'4" x 8'9" (3.16m x 2.69)

A carpeted double bedroom, with radiator, fitted wardrobe and UPVC double glazed windows to the front aspect.

Bedroom Two

9'7" x 5'10" (2.93m x 1.80m)

A carpeted bedroom, with radiator and UPVC double glazed window to the rear aspect

Bedroom Three

A carpeted bedroom, with radiator and UPVC double glazed window to the rear aspect.

Bathroom

Incorporating a three-piece suite comprising low flush

WC, pedestal wash hand basin, bath with electric power shower above and glass shower screen, part tiled walls, radiator and UPVC double glazed window to the side aspect.

Outside

To the front is a lawned garden with a paved driveway with off-road parking for two vehicles, and gated side access. The rear garden is primary lawned with a paved seating area, a variety of fruit trees and rose bushes, and additional parking space to the side of the property, leading to a large detached garage.

Garage

Up and over garage door to the front.

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

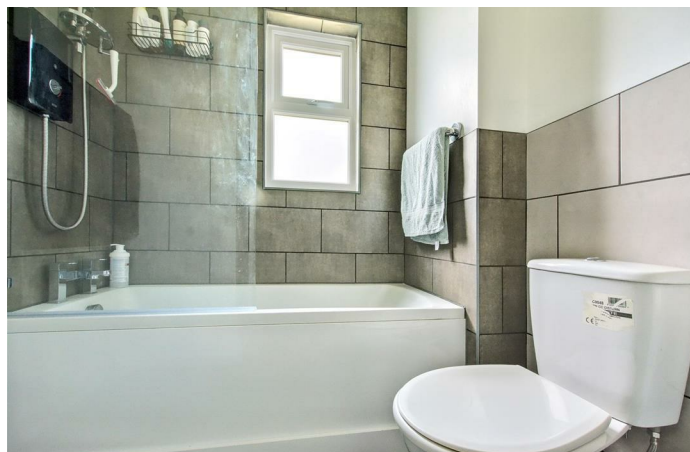
Accessibility/Adaptions: None

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

Has the Property Flooded?: No

Disclaimer:

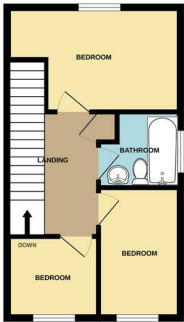
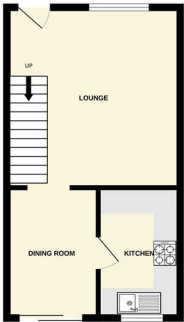
These details and Key facts are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Full material information is available in hard copy upon request.



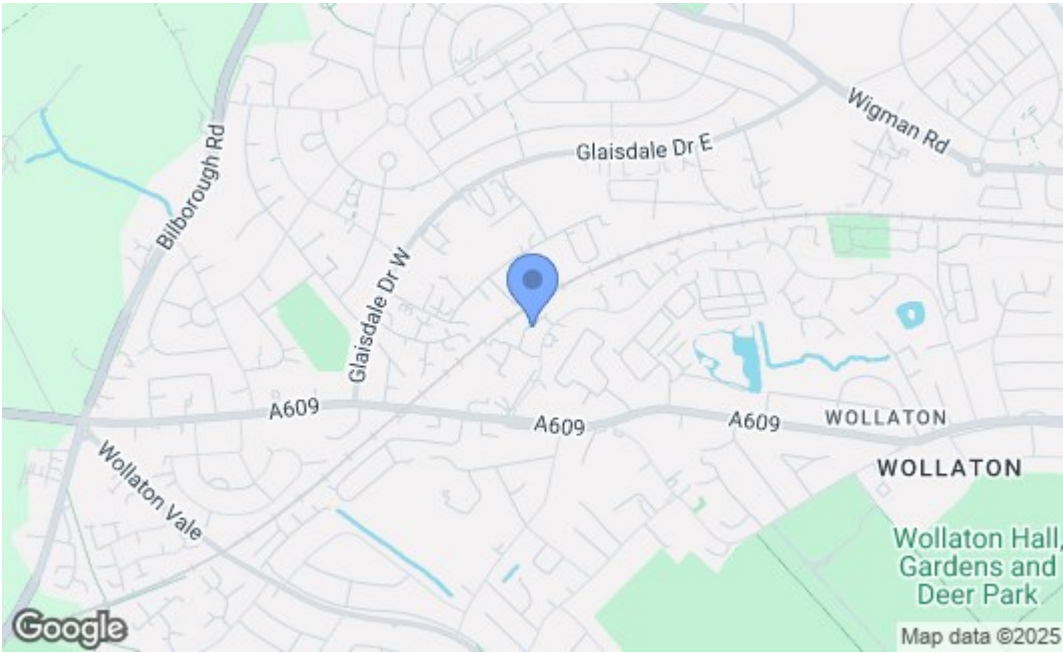


GROUND FLOOR

1ST FLOOR



While every effort has been made to ensure the accuracy of the information contained herein, responsibility for its use is accepted by the user. This plan is for guidance only and does not constitute an offer of any property. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.



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		
70		80
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		

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