Robert Ellis

*look no further...*

Badger Vale,
Wollaton, Nottingham
NG8 2FH

**£425,000 Freehold**

0115 922 0888

/robertellisestateagent

@robertellisea

A modern three-bedroom, detached property situated on a new build development.

Fantastically positioned you are within walking distance to Wollaton Hall and Deer Park, and variety of other amenities including shops, public houses, healthcare facilities, restaurants, and transport links.

This wonderful property would be considered an ideal opportunity for a large variety of buyers including young professionals, growing families or anyone looking to relocate to Wollaton.

In brief the internal accommodation comprises: entrance hall, open plan kitchen diner, lounge and downstairs WC. Then rising to the first floor you will find the main bedroom suite, a further two bedrooms, and family bathroom.

Outside the property to the front is a lawned space with driveway with ample off-street parking for two cars in tandem. The enclosed rear garden is primarily lawned with a decked seating area and space for a shed.

Having been newly built in 2020, and well maintained by the current homeowners this delightful property is offered to the market with the advantage of gas central heating, UPVC double glazing throughout, and is well worthy of an early internal viewing.

## Entrance Hall
Composite entrance door, tiled flooring, radiator, useful storage cupboard, and door leading into the open plan kitchen diner.

## Open Plan Kitchen Diner
13'7" x 7'9" (4.16m x 2.38m )
Fitted with a range of modern wall, base and drawer units, work surfacing with tiled splashback, one and a half bowl sink and drainer unit with mixer, inset gas hob with extractor fan above, integrated Hotpoint electric double oven, integrated fridge freezer and dishwasher, tiled flooring, spotlights to ceiling, radiator, and UPVC double glazed window to the front aspect.

## Large Utility Cupboard
Useful storage cupboard with space and fittings for freestanding appliances to include washing machine and dryer.

## Lounge
16'4" x 10'9" (4.98m x 3.29m )
A large reception room, with carpet flooring, radiator and UPVC double glazed bi-fold doors out to the rear garden.

## Downstairs WC
Fitted with a low level WC, wall mounted wash-hand basin, radiator, and complementary tiling to walls and floor.

## First Floor Landing
UPVC double glazed window to the side, carpet flooring, loft hatch, radiator, and storage cupboard housing the boiler.

## Bedroom One
12'0" x 9'1" (3.67m x 2.77m )
UPVC double glazed window to the rear aspect, carpet flooring, radiator, fitted wardrobe, and door leading into the en-suite.

## En-Suite
A stylish three-piece suite comprising: fully tiled walk-in shower with mains controlled rain-effect shower over, with further shower handset, wall mounted wash-hand basin with mirror above, low flush WC, part tiled walls, tiled flooring, wall mounted heated towel rail, and spotlights to ceiling.

## Bedroom Two
13'9" x 9'0" (4.20m x 2.76m )
UPVC double glazed window to the front aspect, fitted wardrobe, carpet flooring, and radiator.

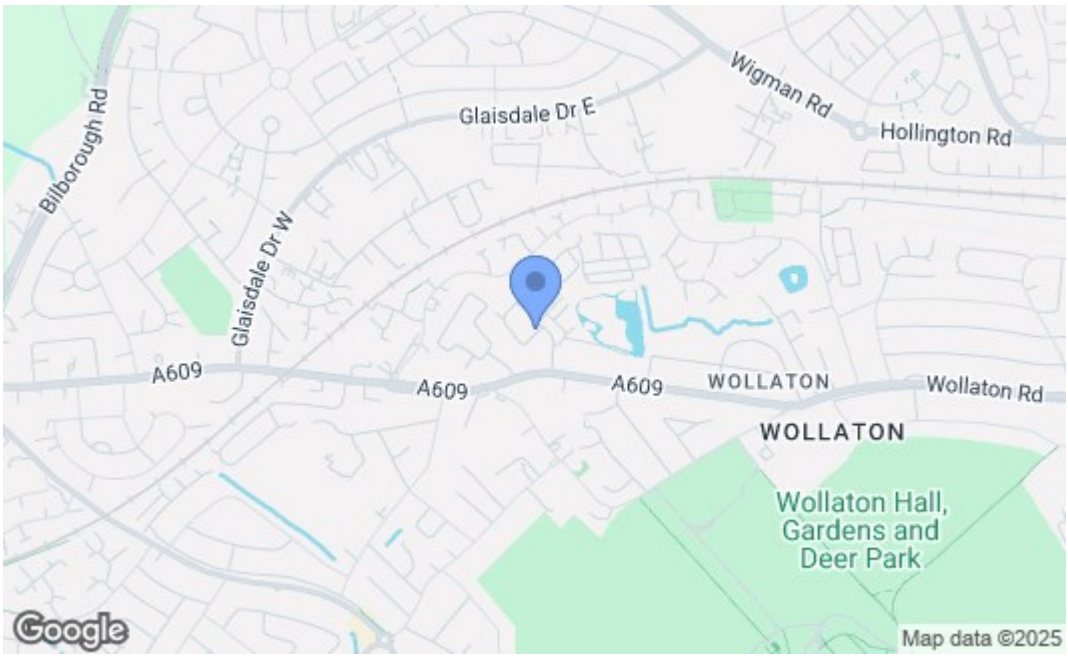
## Bedroom Three
8'10" x 7'0" (2.71m x 2.15m )
UPVC double glazed window to the front aspect, carpet flooring, and radiator.

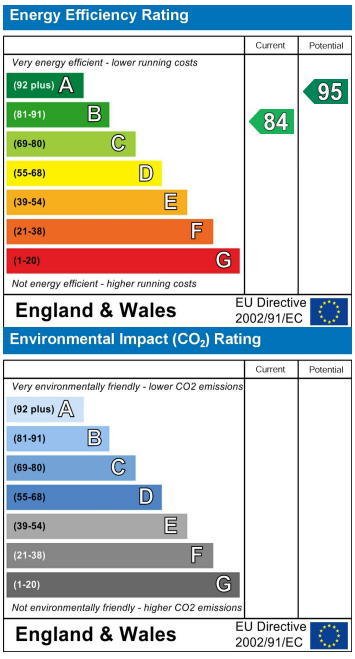
## Bathroom
Incorporating a three piece suite comprising: panelled bath with mains controlled rain-effect shower over, and further shower handset, wall mounted wash-hand basin, low flush WC, part tiled walls, tiled flooring, wall mounted heated towel rail, spotlights to ceiling, and UPVC double glazed window to the rear.

## Outside
To the front of the property, there is a low maintenance lawned area, with hedging and grey slate chipping, to the side is a tarmac driveway, providing off-road car parking for two cars. Gates side access leads to the private and enclosed rear garden, which is mainly laid to lawn and features a patio, decked area, grey slate chipping bedding with mature shrubs, and timber shed.

## 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
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.




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.

12 High Road, Beeston, Nottingham, Nottinghamshire, NG9 2JP
beeston@robertellis.co.uk
0115 922 0888