



Kingswood Road,  
Wollaton, Nottingham  
NG8 1LD

**£375,000 Freehold**



Situated on Kingswood Road in Nottingham, this delightful semi-detached house offers a perfect blend of comfort and convenience. With three spacious reception rooms, this property provides ample space for both relaxation and entertaining. The well-proportioned living areas are ideal for family gatherings or quiet evenings at home.

The house features three inviting bedrooms, each designed to provide a restful retreat. Whether you are looking for a peaceful night's sleep or a space to unwind, these bedrooms cater to all your needs. The bathroom is well-appointed, ensuring that daily routines are both efficient and enjoyable.

For those with vehicles, the property boasts parking, a valuable asset in this desirable area. The location on Kingswood Road offers easy access to local amenities, schools, and parks, making it an excellent choice for families and professionals alike.

This semi-detached house is not just a place to live; it is a home where memories can be made. With its generous living space and convenient location, it presents a wonderful opportunity for anyone looking to settle in Nottingham. Do not miss the chance to make this charming property your own.



## Porch

UPVC double glazed entrance door with UPVC double glazed windows to both sides, tiled flooring, and a composite door leading to the entrance hall.

## Entrance Hall

With engineered wood flooring, UPVC double glazed stained glass window to the side, designer radiator, stairs to the first floor with glass banister, useful built-in storage cupboard, under stairs storage cupboard, and doors to the WC, kitchen and lounge.

## Lounge

11'0" x 10'10" (3.36m x 3.32m )

A carpeted reception room with UPVC double glazed bay window with fitted shutters to the front, and designer radiator.

## Open Kitchen Living Diner

### Kitchen Living Area

6.59m reducing to 2.34m x 5.1m reducing to 2.17m

With Engineered oak wood flooring, a range of modern wall, base and drawer units, solid oak worktops, one and half bowl sink and drainer unit with mixer tap, a Rangemaster cooker with extractor fan over, integrated, dishwasher, washing machine, two drawer fridge, and wine fridge, breakfast bar, spotlights to ceiling, two designer radiators, three Velux windows, UPVC double glazed window to the rear and side, UPVC double glazed sliding doors to the rear patio, and an opening into the dining room.

## Dining Room

3.94m x 3.36m

With engineered wood flooring, radiator, and feature gas fire.

## WC

Fitted with a WC, corner wash-hand basin, tiled flooring and splashbacks, designer radiator, UPVC double glazed window to the side, and spotlights to ceiling.

## First Floor Landing

UPVC double glazed stained glass window to the side, loft hatch with pull down ladders leading to the boarded and carpeted loft space, and doors to the bathroom and three bedrooms.

## Bedroom One

13'1" x 10'11" (4m x 3.35m )

A carpeted double bedroom with fitted wardrobes, UPVC double glazed window to the rear and designer radiator.

## Bedroom Two

10'11" x 9'6" (3.35m x 2.92m )

A carpeted double bedroom with UPVC double glazed bay window with fitted shutters to the front, and radiator.

## Bedroom Three

7'4" x 7'4" (2.25m x 2.25m )

A carpeted bedroom with fitted wardrobe, UPVC double glazed bay window with fitted shutters to the front, and radiator.

## Bathroom

9'6" x 7'2" (2.9m x 2.19m )

Incorporating a four-piece suite comprising: panelled bath, corner shower, wash-hand basin inset to vanity unit, WC, laminate flooring, tiled splashbacks, heated towel rail, and UPVC double glazed window to the rear.

## Outside

To the front of the property you will find a gated entrance to a block paved driveway, small lawned area and gated side access leading to a well-maintained, private and enclosed rear garden which includes a patio overlooking the lawn beyond, a range of stocked beds and borders, a slate seating area, mature shrubs, a workshop, studio/garden room, and fence boundaries.

## Garage

11'5" x 8'11" (3.48m x 2.73m )

Up and over door to the front, UPVC double glazed window to the side, and power.

## Studio/Garden Room

9'0" x 8'5" (2.75m x 2.58m )

This versatile room will make for a great home office and comprises: tiled flooring, power, spotlights to ceiling, UPVC double glazed window to the rear, and UPVC double glazed door to the side.

## Workshop

A timber framed workshop with power and lighting, engineered wood flooring, French doors and windows 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

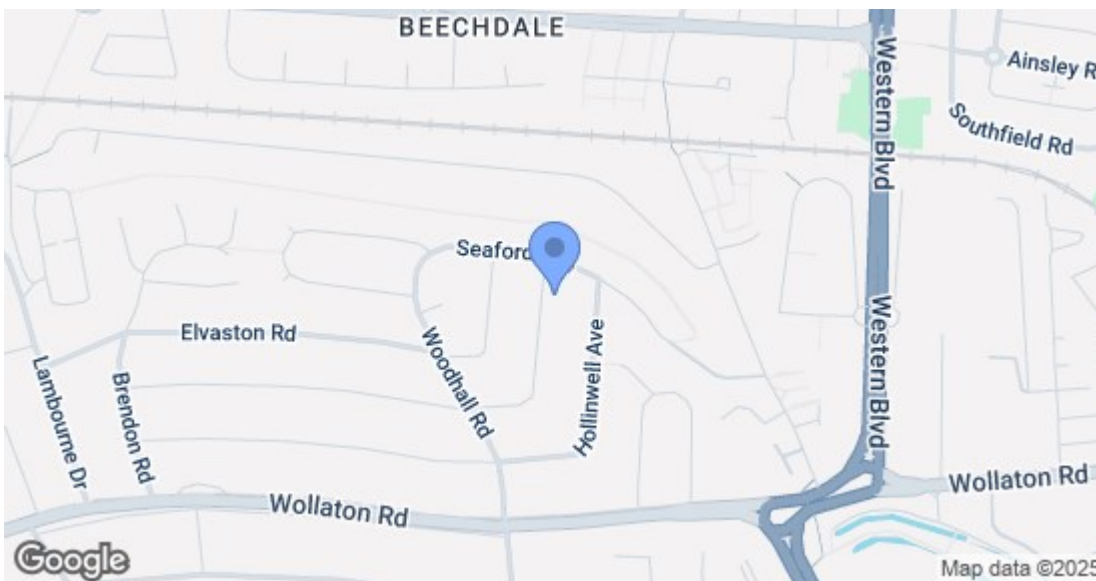
Has the Property Flooded?: No

## 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.



**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			
<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.