



**Firbeck Road  
Wollaton, Nottingham NG8 2FB**

**£325,000 Freehold**

**0115 922 0888**



/robertellisestateagent



@robertellisea



A beautifully presented and spacious four bedroom end of terrace house.

Situated in this sought after and convenient residential location within easy reach of a variety of local shops and amenities including schools, transport links and Wollaton Park, this fantastic property is considered an ideal opportunity for a range of potential purchasers including families, young professionals and first time buyers.

In brief, the internal accommodation comprises: Entrance hallway, lounge, open plan kitchen/living/diner and WC to the ground floor. With three good sized double bedrooms, a further single bedroom and family bathroom to the first floor.

To the front of the property you will find a Presscrete driveway with ample car standing, fenced boundaries and gated side access leading to the rear where you will find a generous, private and enclosed garden which includes a gravelled patio, two artificial lawned areas, gravelled borders, a brick built garden store and fenced boundaries.

Having been extended and upgraded throughout, this great property is offered to the market with the benefit of a light and airy versatile living space and an early internal viewing comes highly recommended in order to be fully appreciated.



## Entrance Hallway

With a composite front door, laminate flooring, stairs to the first floor, UPVC double glazed window to the side, radiator and doors to the kitchen/diner and lounge.

## Lounge

15'1" x 10'10" (4.61 x 3.31)

A carpeted room with a log burner, UPVC double glazed window to the front, radiator and French doors to the family area.

## Family Area

11'5" x 7'11" (3.48 x 2.43)

With laminate flooring, radiator and a door and opening to the kitchen/diner.

## Kitchen/Diner

19'11" reducing to 8'7" x 19'7" reducing to 8'7" (6.09

reducing to 2.63 x 5.98 reducing to 2.63)

With laminate flooring, a range of modern wall, base and drawer units in grey, worksurfaces, integrated electric oven with gas hob and extractor over, dishwasher, one and a half bowl sink with drainer and mixer tap, two Velux windows, space for a fridge freezer, two radiators, built in storage cupboard housing the washing machine and Worcester combination boiler, UPVC double glazed window to the rear, UPVC double glazed French doors to the rear and door to the side entrance hall.

## Side Entrance Hall

With a door to the side and door to the WC.

## WC

With WC, wash hand basin, laminate flooring, radiator and UPVC double glazed window to the side.

## First Floor Landing

With UPVC double glazed window to the side, loft hatch, two useful built in storage cupboards, radiator and doors to the bathroom and four bedrooms.

## Bedroom One

11'6" x 10'11" (3.51 x 3.34)

Carpeted room with fitted wardrobes, built in storage cupboard, two UPVC double glazed windows to the front and radiator.



## Bedroom Two

11'8" x 9'8" (3.56 x 2.97)

Carpeted room with built in storage cupboard, radiator and two UPVC double glazed windows to the front.

## Bedroom Three

11'0" x 9'4" (3.37 x 2.86)

Carpeted room with built in storage cupboard, radiator and UPVC double glazed window to the rear.

## Bedroom Four

9'8" x 6'11" (2.97 x 2.13)

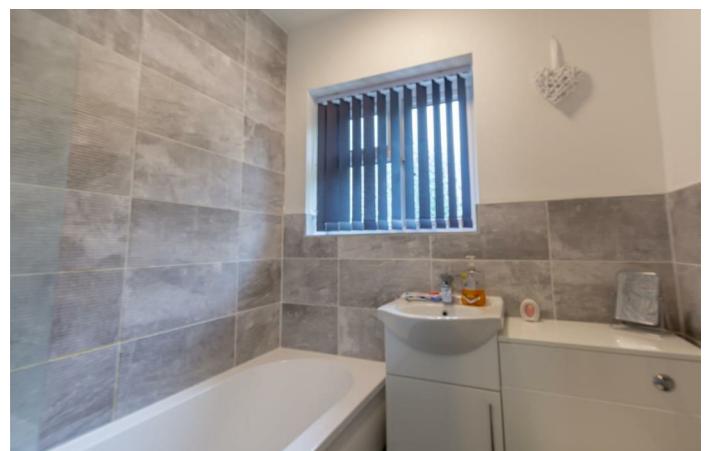
Carpeted room with radiator and UPVC double glazed window to the rear.

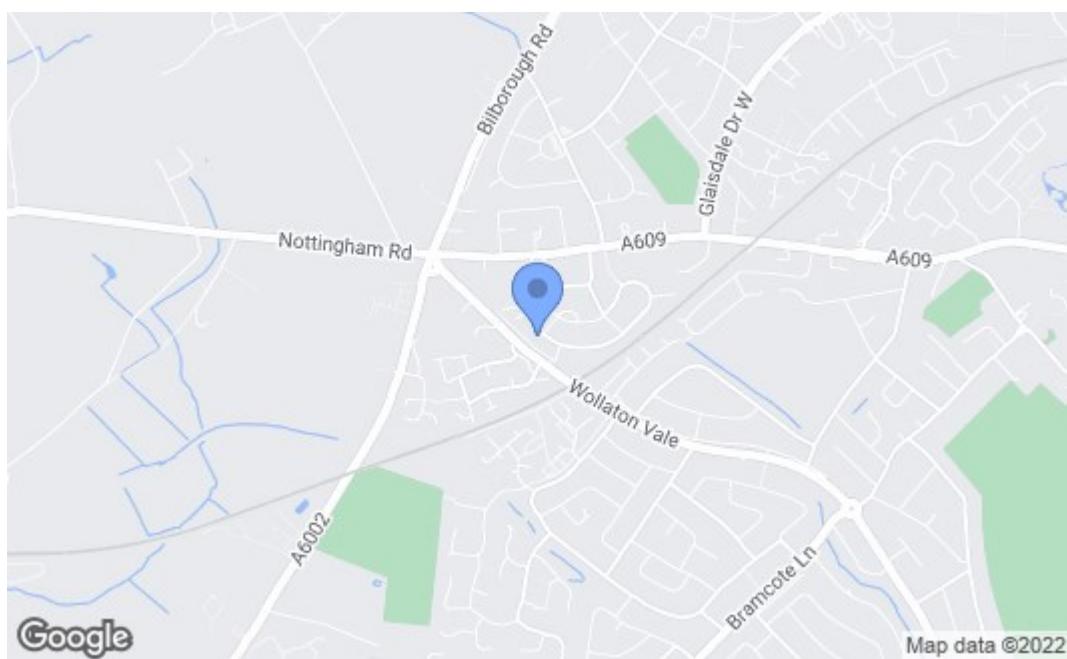
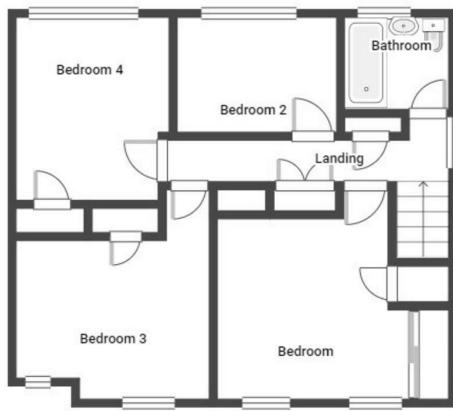
## Bathroom

Incorporating a three piece suite comprising panelled bath with shower over, wash hand basin inset to vanity unit, WC, tiled flooring and splashbacks, radiator, extractor fan and UPVC double glazed window to the rear.

## Outside

To the front of the property you will find a Presscrete driveway with ample car standing, fenced boundaries and gated side access leading to the rear where you will find a generous, private and enclosed garden which includes a gravelled patio, two artificial lawned areas, gravelled borders, a brick built garden store and fenced boundaries.





| Energy Efficiency Rating                                   |         |           |
|--|---------|-----------|
|  | Current | Potential |
| Very energy efficient - lower running costs<br>(92 plus) A |         | 82        |
| (81-91) B  |         |           |
| (69-80) C  |         |           |
| (55-68) D  |         | 64        |
| (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 <sub>2</sub> ) Rating                                 |         |           |
|--|---------|-----------|
|  | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions<br>(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                |         |           |
| 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, fixture or fitting has been tested.