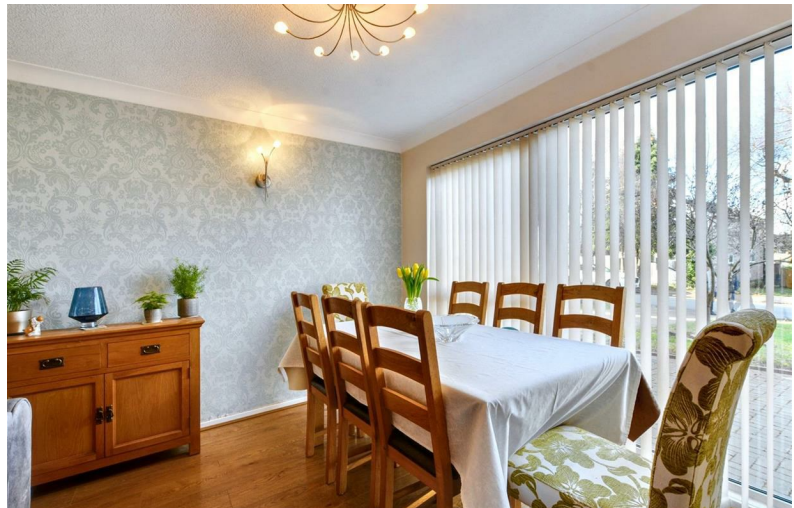




Appledore Avenue,
Wollaton, Nottingham
NG8 2RW

£369,950 Freehold



Located in the desirable neighbourhood of Wollaton, Nottingham, this delightful link-detached house on Appledore Avenue offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The two reception rooms provide ample opportunity for relaxation and entertainment, making it easy to host gatherings or enjoy quiet evenings at home.

The house features two bathrooms, ensuring that morning routines run smoothly for everyone in the household. The thoughtful layout maximises both space and functionality, catering to modern living needs.

Outside, the property boasts parking for up to three vehicles, a valuable asset in this sought-after area. This feature not only adds convenience but also enhances the overall appeal of the home.

Wollaton is known for its friendly community atmosphere and excellent local amenities, including shops, schools, and parks, all within easy reach. This property presents a wonderful opportunity to enjoy a comfortable lifestyle in a desirable location. Whether you are looking to settle down or invest, this house on Appledore Avenue is certainly worth considering.



Porch

UPVC double glazed sliding door and door with flanking window to the entrance hall.

Entrance Hall

With laminate flooring, radiator, stairs to the first floor, useful under stairs storage cupboard, and doors to the kitchen, shower room, and lounge diner.

Lounge Diner

23'3" x 12'5" (7.1m x 3.79m)

With laminate flooring, two radiators, electric fire with Adam-style mantle, nine power points, and UPVC double glazed sliding door to the conservatory.

Conservatory

9'10" x 7'11" (3.02m x 2.43m)

UPVC and brick construction, carpet flooring, heater, four power, and UPVC double glazed French doors to the side.

Kitchen

11'6" x 9'4" (3.53m x 2.86m)

With a range of wall, base and drawer units, work surfaces, sink with drainer and a mixer tap, space for a fridge freezer, and cooker with air filter over, tiled flooring, and splashbacks, integrated dishwasher, spotlights to ceiling, radiator, useful pantry, UPVC double glazed window to the rear and door to the garage.

Garage

19'8" x 9'8" (6.01m x 2.97m)

Up and over garage door to the front, sink and drainer unit with mixer tap, work surface, EV charging point, plumbing for a washing machine, light and power points, window to the rear, Baxi combination boiler, and a pedestrian door to the side.

Shower Room

Incorporating a three-piece suite comprising: corner shower, corner wash-hand basin, low-level WC, tiled flooring and wall, wall mounted heated towel rail, extractor fan, spotlights to ceiling, and UPVC double glazed window to the side.

First Floor Landing

UPVC double glazed window to the front, air filter, and doors to the bathroom, and three bedrooms.

Bedroom One

14'7" x 10'0" (4.47m x 3.05m)

A carpeted double-bedroom with built-in wardrobe, radiator, and UPVC double glazed window to the rear.

Bedroom Two

10'11" x 9'5" (3.33m x 2.88m)

A carpeted double-bedroom with built-in wardrobe and built-in storage cupboard, radiator, and UPVC double glazed window to the rear.

Bedroom Three

10'0" x 8'4" (3.07m x 2.55m)

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

Bathroom

Incorporating a four-piece suite comprising: panelled with shower over, wash-hand basin inset to vanity unit, low-level WC, bidet, tiled flooring and walls, radiator, spotlights to ceiling, UPVC double glazed window to the side, extractor fan, and useful storage cupboard.

Outside

To the front of the property you will find a generous blocked paved driveway featuring ground lights around the borders, offering ample car standing for multiple cars, a lawned area with mature trees, power points, tap, and security lights, and to the rear you will find an enclosed garden which includes a two paved patios, one to the front and one to the rear, a lawned area, stocked beds and borders, mature shrubs, power points, water tap, security lights and fence boundaries.

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

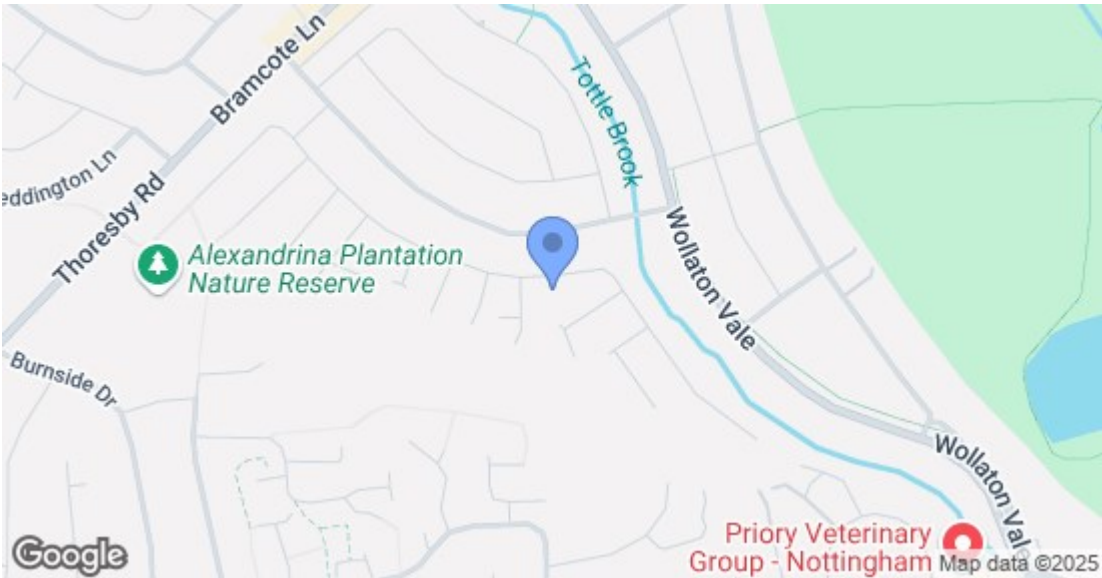
Accessibility/Adaptions: None

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.





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		
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		
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