

Firbeck Road
Wollaton, Nottingham NG8 2FB

£220,000

A three bedroom semi detached family home benefiting from a driveway, large rear garden and outhouse with the potential for conversion

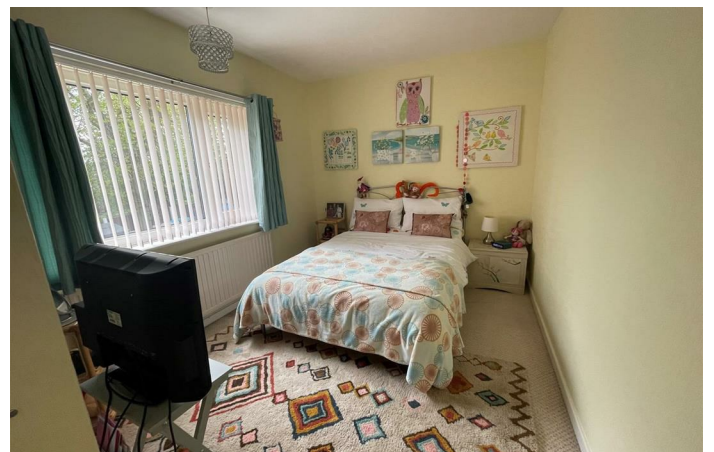


Ideally located, three bedroom semi detached family home benefiting from a driveway, large rear garden and outhouse with the potential for conversion. The property is well placed for access to local shops, schools and transport links.

In brief the internal accommodation comprises; Entrance hall, Kitchen with breakfast bar, Lounge, Conservatory, Downstairs W/C to the ground floor and Three Bedrooms and Family Bathroom to the first floor.

The front of the property benefits from a lawned area with flower bed surround, a driveway to the side for multiple cars, with a car port leading to the rear of the property where you will find a generous garden that includes a patio with an ample seating area, a lawned area and fenced borders. The property also has a converted coal shed, with power and the potential to convert into a home office.

Situated in a popular and convenient residential location within easy reach of a range of local shops and amenities including schools and transport links, this great property is well worthy of an early internal viewing in order to be fully appreciated.



Entrance Hallway

With carpeted flooring, radiator, under stairs storage, and double glazed window to the front.

Cloaks/WC

2'5" x 5'10" (0.76 x 1.79)

Low flush WC, tiled flooring, access to the boiler and double glazed window to the side.

Lounge

12'10" x 18'4" (3.92 x 5.59)

Central heating radiator, gas fire, carpeted flooring and double glazed window to the front and sliding door through to the conservatory.

Breakfast Kitchen

11'6" x 11'8" (3.52 x 3.58)

Incorporating wall and base cupboards, work surfacing with inset 1½ bowl sink unit with mixer tap, integrated electric oven, electric hob and extractor, integrated fridge/ freezer with space and plumbing's for a washer dryer. Laminate flooring and double glazed window to the rear and breakfast bar.

Conservatory

Tiled flooring with double glazed window surround and French doors through to the rear garden.

First Floor Landing

Loft access, radiator, storage cupboard and double glazed window to the front.

Bedroom One

11'7" x 11'9" (3.55 x 3.60)

Radiator, 2 x double glazed window one to the rear and one to the side, built-in wardrobe and carpeted flooring.

Bedroom Two

12'11" x 9'1" (3.95 x 2.79)

Radiator, double glazed window to the rear, built in wardrobe and carpeted flooring.

Bedroom Three

8'9" x 8'7" (2.67 x 2.62)

Radiator, double glazed windows to the front, built in wardrobe and carpeted flooring.

Family Bathroom

5'6" x 5'5" (1.68 x 1.66)

Incorporating a three piece suite; bath with electric shower over and glass shower screen, pedestal wash hand basin, low level w.c and half tiled walls and splashbacks and double glazed window to the rear.

Outside Storage

6'8" x 12'5" (2.05 x 3.79)

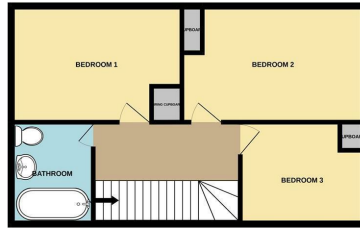
Light and power, currently used only for storage but could be easily converted into a more usable space.



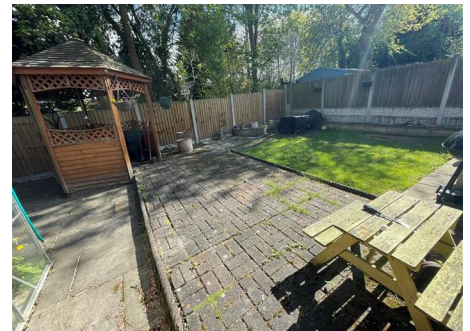
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Mervag ©2021.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		65	
(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			
England & Wales		EU Directive 2002/91/EC	

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