Robert Ellis

*look no further...*

Burnwood Drive,
Wollaton, Nottingham
NG8 2DJ

**£240,000 Freehold**

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A three bedroom semi-detached family house situated in a quiet cul-de-sac location with the benefit of no chain.

Suitable for a wide range of buyers including families looking for a long term home or anyone relocating to be within a convenient residential location.

The property is ideally placed for access to a range of local amenities including supermarkets, public houses, schools both primary and secondary and Wollaton Hall and Deer Park. There is also the advantage of bus links in and around the city.

In brief, the internal accommodation comprises: Entrance hall, living room, dining room and kitchen to the ground floor. Rising to the first floor are three bedrooms and a family bathroom.

To the front the property benefits from a pebbled garden with a driveway to the side providing parking for multiple cars and access to the garage. To the rear is a primarily lawned garden with mature shrubs and hedged boundaries.

An early internal viewing comes highly recommended.

Entrance Hallway
Door leads through to carpeted entrance space with radiator, storage cupboard and two UPVC double glazed windows to the side aspect.

Living Room
12'5" x 13'9" (3.803 x 4.197)
Carpeted room with radiator and UPVC double glazed window to the front aspect.

Dining Room
10'11" x 13'1" (3.34 x 3.990)
Carpeted room with radiator, gas fire and UPVC double glazed French doors to the rear garden.

Kitchen
7'10" x 14'2" (2.402 x 4.333)
With wall, base and drawer units with worksurfaces over and inset sink with drainer. Space and fittings for freestanding appliances to include washing machine and gas oven.
Access to a pantry cupboard.

First Floor Landing
With access to the loft hatch, UPVC double glazed window to the side aspect and storage cupboard housing the boiler.

Bedroom One
11'0" x 13'8" (3.353 x 4.182)
Carpeted room with radiator, fitted wardrobes and UPVC double glazed window to the front aspect.

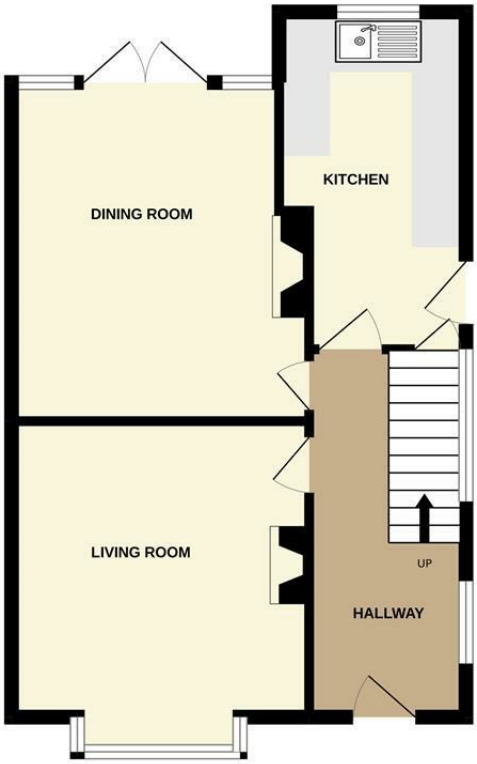
Bedroom Two
11'0" x 13'1" (3.353 x 3.995)
Carpeted room with radiator and UPVC double glazed window to the rear aspect.

Bedroom Three
6'6" x 9'0" (1.991 x 2.762)
Carpeted room with radiator, storage cupboard and UPVC double glazed window to the front aspect.

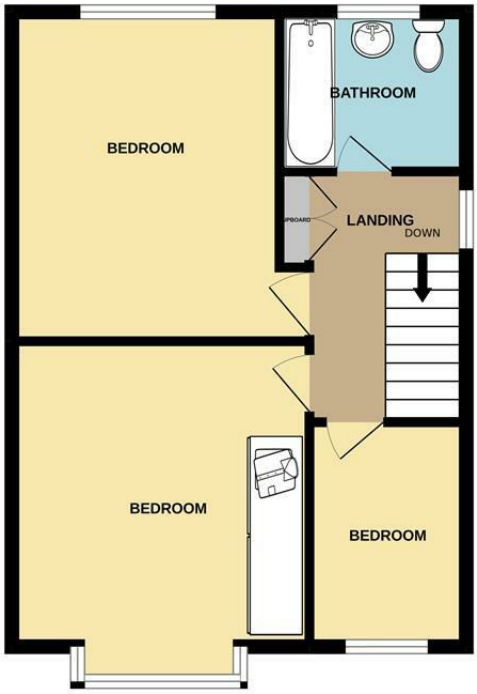
Bathroom
Incorporating a three piece suite comprising bath, wash hand basin and WC.

Outside
To the front the property benefits from a pebbled garden with a driveway to the side providing parking for multiple cars and access to the garage. To the rear is a primarily lawned garden with mature shrubs and hedged boundaries.

GROUND FLOOR
481 sq.ft. (44.7 sq.m.) approx.




1ST FLOOR
469 sq.ft. (43.6 sq.m.) approx.




TOTAL FLOOR AREA : 950 sq.ft. (88.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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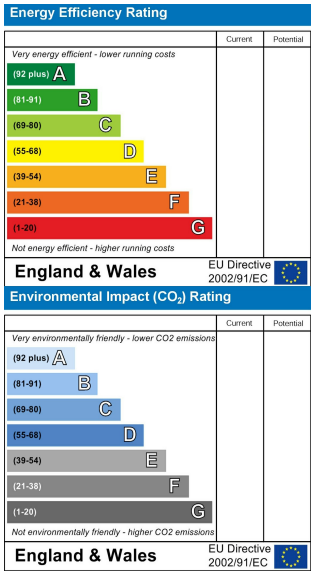


These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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