



Surfleet Close,  
Wollaton, Nottingham  
NG8 2TG

**£315,000 Freehold**



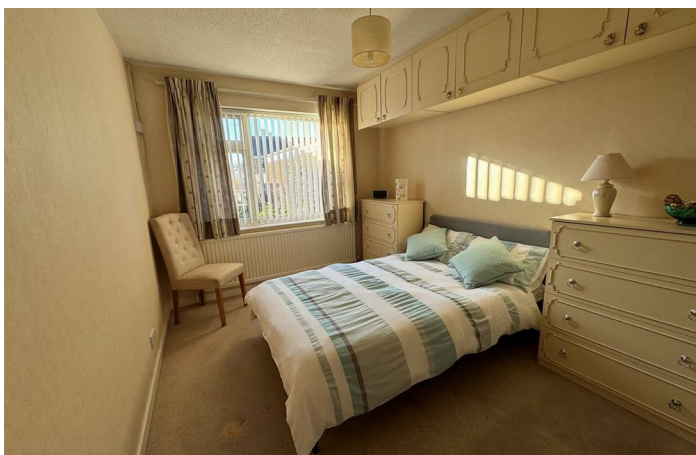
A delightful two bedroom, detached bungalow with the advantage of no upward chain.

Situated in a well established and sought after residential location, within easy reach of a range of local shops, healthcare facilities and amenities including schools, transport links, Wollaton Hall and Deer Park and the Queen's Medical Centre this fantastic property is considered an ideal opportunity for a range of potential buyers including those looking for level living, to downsize or to relocate to this peaceful cul-de-sac location.

In brief, the internal accommodation comprises: entrance hall, spacious living room, kitchen, conservatory, two bedrooms and bathroom.

To the front of the property is a lawned garden with a block paved driveway to the side leading to a detached garage. The side of the property also provides access to the rear garden, here is a well landscaped garden, with a paved seating area, lawned beyond and mature shrubs.

Offered to the market with gas central heating and UPVC double glazing throughout, this property is well worthy of an early internal viewing.



### Entrance Hall

UPVC double glazed entrance door, carpet flooring, radiator and storage cupboard housing the boiler.

### Living Room

20'2" x 10'1" (6.15m x 3.08m )

UPVC double glazed window to the front, carpet flooring, feature gas fire place with Adam-styled mantel and radiator.

### Kitchen

9'9" x 8'5" (2.99m x 2.59m )

Fitted with a range of wall, base and drawer units, rolled edge work surfaces, single sink and drainer unit with mixer tap, integrated stainless steel electric oven with integrated microwave above, inset electric hob with extractor fan over, space and plumbing for washing machine and tumble dryer, further useful appliance space, tiling to walls, spot lights to ceiling, radiator, UPVC double glazed window and UPVC double glazed French doors leading into the conservatory.

### Conservatory

9'4" x 7'4" (2.87m x 2.25m )

UPVC and brick construction, laminate flooring and UPVC French doors leading to the rear garden.

### Bedroom One

12'5" x 8'9" (3.81m x 2.68m )

UPVC double glazed window to the rear, fitted wardrobes, carpet flooring and radiator.

### Bedroom Two

12'5" x 8'9" (3.81m x 2.68m )

UPVC double glazed window to the front, fitted wardrobe, carpet flooring and radiator.

### Bathroom

Fitted with a three piece suite comprising; walk in shower with mains control shower over, pedestal wash hand basin, low level WC, tiling to walls and floor, spot lights to ceiling, wall mounted heated towel rail and obscured UPVC double glazed window.

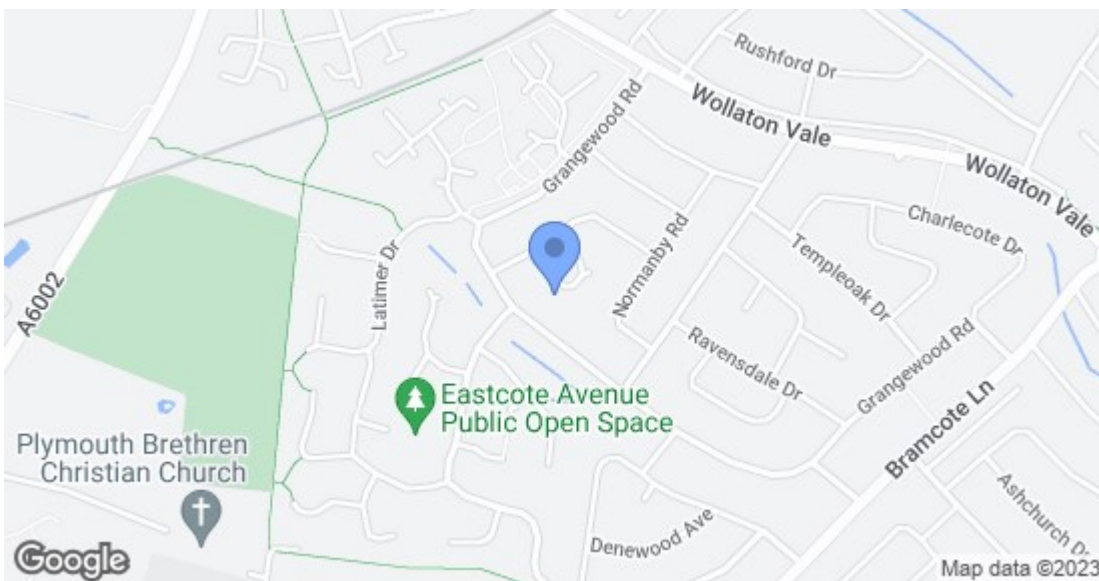
### Outside

To the front of the property there is a low maintenance neat lawned garden with a driveway to the side providing off road parking and the detached garage beyond. To the rear of the property there is a well maintained enclosed garden that is mainly laid to lawn and features a paved patio seating area, mature shrubs and planting and a greenhouse.

### Council Tax Band

Nottingham City Council Band C





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.