Robert Ellis

look no further...







Woodyard Lane,
Wollaton, Nottingham
NG8 1GW

£548,000 Freehold

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A well proportioned five bedroom detached house with a garage.

Situated in this sought after and convenient residential location, within easy reach of a range of local shops and amenities including schools, transport links, Wollaton Park and the University of Nottingham, this fantastic property is considered an ideal opportunity for growing families.

In brief the internal accommodation comprises a porch, entrance hall, lounge/diner, study, breakfast kitchen, utility room and w.c. to the ground floor. To the first floor you will find two good size double bedrooms with en-suite's, a further three bedrooms and family bathroom.

To the front of the property you will find a block paved driveway, lawned garden with mature trees and shrubs and gated side access leading to the private, enclosed rear garden which includes a patio overlooking the lawn beyond and fenced boundaries.

Offered to the market with the benefit of no upward chain and ready to move into condition, an early internal viewing comes highly recommended.





Porch
Composite front door and folding doors to:

Entrance Hall
Laminate flooring, stairs to the first floor, radiator and doors to the w.c., study, breakfast kitchen, utility and lounge/diner.

Lounge/Diner
21'8" x 12'4" approx (6.62m x 3.76m approx)
Carpeted reception room with electric fire with Adam style mantle, two radiators, UPVC double glazed bay window to the front and UPVC double glazed French doors to the rear garden.

Study
10'0" x 8'9" approx (3.06m x 2.68m approx)
Carpeted reception room with UPVC double glazed window to the front and a radiator.

Cloaks/w.c.
Low flush w.c., wash hand basin inset to vanity unit, tiled splashbacks, laminate flooring, radiator, UPVC double glazed window to the front and spotlights.

Breakfast Kitchen
11'9" x 11'5" approx (3.6m x 3.5m approx)
With a range of wall, base and drawer units, work surfaces, 1½ bowl sink and drainer with a mixer tap, integrated electric oven with electric hob and extractor fan over, tiled splashbacks, integrated fridge freezer, dishwasher and microwave, spotlights, radiator, UPVC double glazed window to the rear and door to:

Utility Room
8'2" x 4'11" approx (2.5m x 1.5m approx)
Plumbing for a washing machine and tumble dryer, work surface, base units, sink with drainer and mixer tap, tiled splashbacks, radiator and composite door with flanking window to the rear garden.

First Floor Landing
Loft access hatch, airing cupboard and doors to the bathroom and five bedrooms.

Bedroom 1
12'11" x 10'7" approx (3.95m x 3.25m approx)
Carpeted double bedroom with fitted wardrobes, UPVC double glazed window to the front, radiator and door to:

En-Suite
Incorporating a three piece suite comprising of a shower, wash hand basin inset to vanity unit, low flush w.c., tiled splashbacks, heated towel rail, UPVC double glazed window to the rear, extractor fan and spotlights.

Bedroom 2
12'11" x 12'4" approx (3.94m x 3.77m approx)
Carpeted double bedroom with fitted wardrobes, UPVC double glazed window to the front, radiator and door to:

En-Suite
Incorporating a three piece suite comprising of a shower, wash hand basin inset to vanity unit, low flush w.c., tiled splashbacks, heated towel rail, UPVC double glazed window to the front, extractor fan and spotlights.

Bedroom 3
9'2" x 8'9" approx (2.81m x 2.67m approx)
Carpeted bedroom with UPVC double glazed window to the rear and a radiator.

Bedroom 4
9'6" x 8'2" approx (2.91m x 2.5m approx)
Carpeted bedroom, UPVC double glazed window to the front and a radiator.

Bedroom 5
11'5" x 7'6" approx (3.5m x 2.3m approx)
Carpeted bedroom with UPVC double glazed window to the rear, fitted wardrobe and a radiator.

Bathroom
Incorporating a three piece suite comprising of a panelled bath with shower over, wash hand basin inset to vanity unit, low flush w.c., tiled splashbacks, heated towel rail, UPVC double glazed window to the rear, spotlights and extractor fan.

Outside
To the front of the property you will find a block paved driveway, lawned garden with mature trees and shrubs and gated side access leading to the private, enclosed rear garden which includes a patio overlooking the lawn beyond and fenced boundaries.

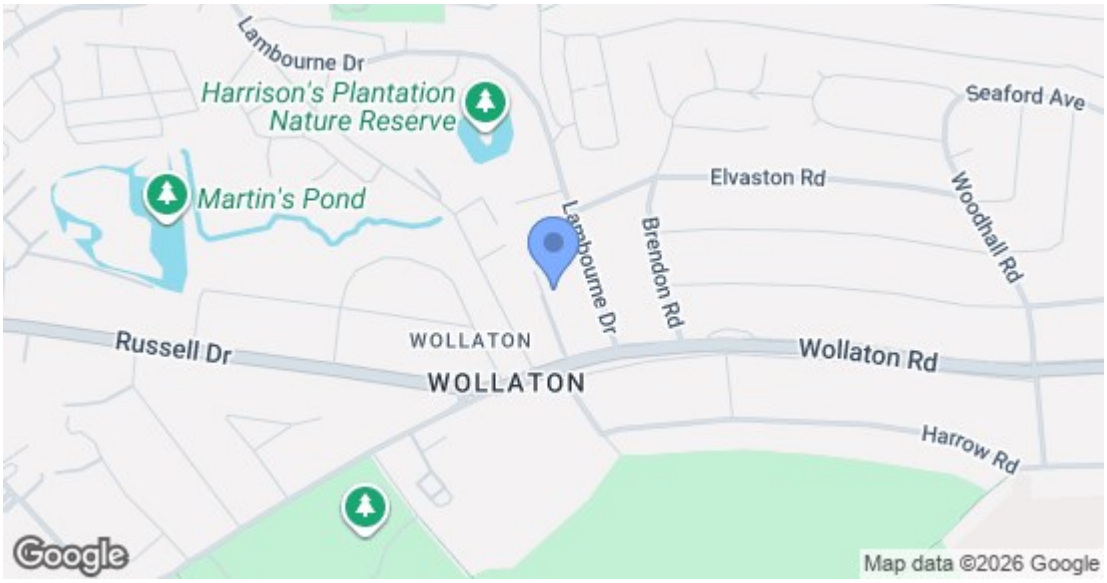
Garage
21'8" x 8'2" approx (6.61m x 2.5m approx)
Up and over garage door to the front, light and power, Baxi boiler and pedestrian door with flanking window to the rear garden.

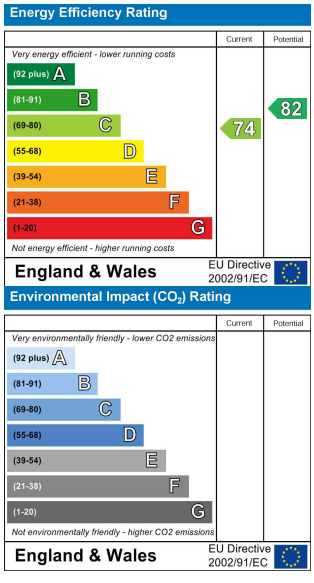




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ESTATE AGENTS







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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