

Heartwood Close,  
Wollaton,  
NG8 1BF

**£260,000 Freehold**



A beautifully presented and well-proportioned, two-double bedroom semi-detached house.

Situated in this sought-after and convenient residential location, within easy reach of a variety of local shops and amenities including schools, transport links, Wollaton Park and the Queens Medical centre, this fantastic property is considered an ideal opportunity for a range of potential purchasers including first time buyers, young professionals and investors.

In brief the internal accommodation comprises; open plan living diner, guest cloakroom and useful under stair storage cupboard to the ground floor, then rising to the first floor you will find two good sized double bedrooms and bathroom.

To the front of the property you will find a tarmac drive with parking for two vehicles and gated side access leading to the well-maintained and enclosed rear garden which includes a patio overlooking the lawn beyond, stocked borders, useful storage shed, and fence boundaries.

Having been constructed in 2021, this contemporary property is offered to the market with the benefit of a range of modern fixtures and fittings throughout, ready to move in condition and no upward chain, an early internal viewing comes highly recommended in order to be fully appreciated.



### Entrance Area

A composite entrance door with flanking window, stairs to the first floor, radiator, opening to living kitchen diner and door to the guest cloakroom.

### Guest Cloakroom

Fitted with a low level WC, wall mounted wash hand basin, laminate flooring, tiled walls, heated towel rail, UPVC double glazed window to the front, spotlights and extractor fan.

### Kitchen Living Diner

5.67m x 4.42m (1.52m.20.42mm x 1.22m.12.80mm )  
Fitted with a range of modern wall, base, and drawer units, work surfaces, single sink with mixer tap, integrated electric double oven, integrated electric hob with air filter over, integrated fridge freezer and dishwasher, two radiators, spotlights, laminate flooring, useful under stair storage space with plumbing for a washing machine, and double glazed bi-fold doors to the rear patio.

### First Floor Landing

With loft hatch, UPVC double glazed window to the side with fitted shutters and doors to the bathroom and two bedrooms.

### Bedroom One

14'6" x 8'6" (4.43m x 2.61m )

A carpeted double bedroom with fitted wardrobes, UPVC double glazed window with fitted shutters the rear, and radiator.

### Bedroom Two

14'6" reducing to 10'9" x 8'9" reducing to 3'3" (4.43m reducing to 3.29 x 2.67m reducing to 1m )

A carpeted double bedroom with UPVC double glazed window with fitted shutters to the front, radiator and a built in storage cupboard housing the 'Baxi' combination boiler.

### Bathroom

6'10" x 6'3" (2.1m x 1.93m )

Incorporating a three piece suite comprising: panelled bath with rainfall effect shower over, wash hand basin inset to vanity unit, low level WC, laminate flooring, tiled walls, heated towel rail, spotlights and extractor fan.



### Outside

To the front of the property you will find a tarmac drive with parking for two vehicles and gated side access leading to the well-maintained and enclosed rear garden which includes a patio overlooking the lawn beyond, stocked borders, useful storage shed, 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

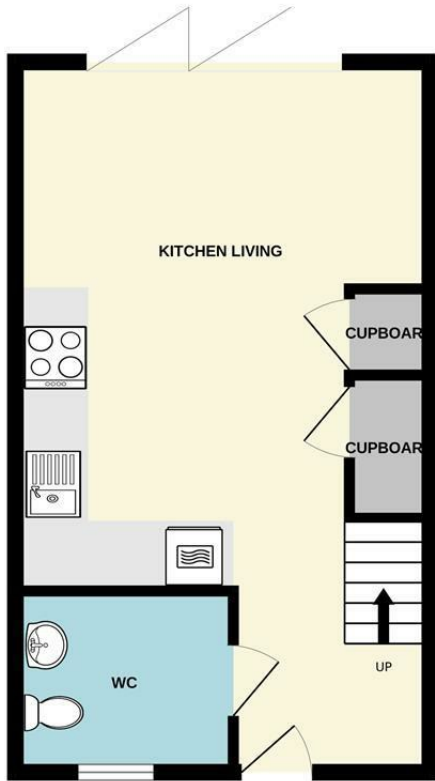
Has the Property Flooded?: No

### Disclaimer:

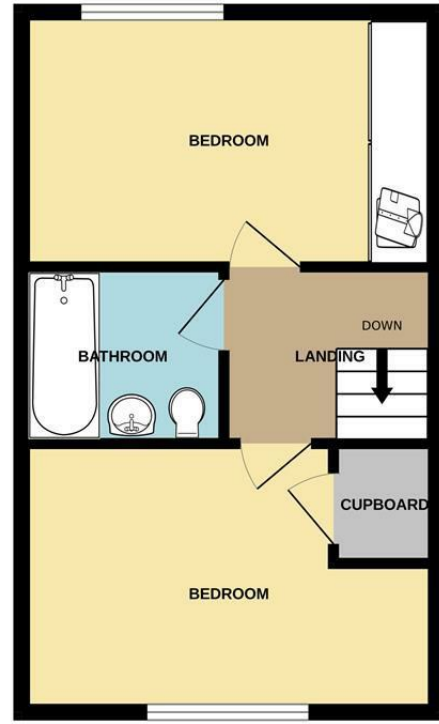
These details and Key facts are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose.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



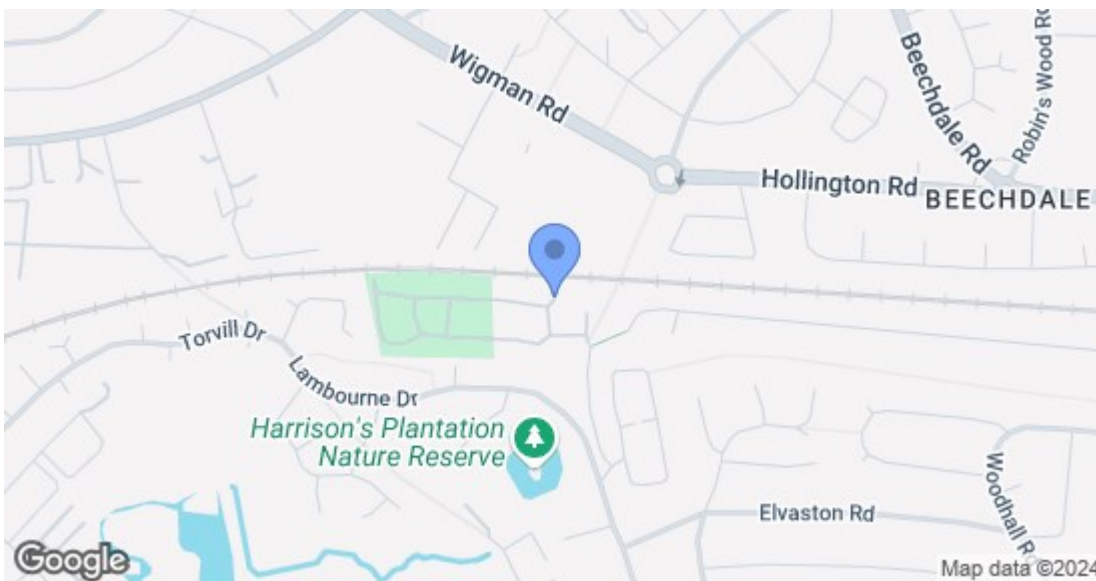
GROUND FLOOR  
368 sq.ft. (34.2 sq.m.) approx.



1ST FLOOR  
363 sq.ft. (33.7 sq.m.) approx.



TOTAL FLOOR AREA : 731 sq.ft. (68.0 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		83	
(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	

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