Robert Ellis

look no further...

Brownsmill Way,
Wollaton, Nottingham
NG8 1AZ

£420,000 Freehold

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A beautifully presented modern three-bedroom detached house.

This fabulous house offers a stylish and contemporary living space that has been tastefully upgraded by the current vendor and will doubtless appeal to a wide variety of potential purchasers.

In brief the internal accommodation comprises: entrance hall, open plan kitchen diner, sitting room, utility and WC, rising to the first floor is the en-suite master bedroom, two further double bedrooms and bathroom.

Outside the property has a drive providing car standing with the garage and EV charging point beyond, and mature landscaped gardens to both front and rear.

Tucked away in a particularly sought-after and established estate position yet readily accessible for a wide range of local amenities including excellent transport links, Wollaton Hall and Deer Park, local schools and shops.

Offered to the market with the benefit of chain free vacant possession, this fabulous house is well worthy of viewing.

A canopy porch shelters the front entrance door.

Entrance Hall
With tiled flooring and radiator.

Kitchen Diner
13'9" decreasing to 8'8" x 13'5" (4.21m decreasing to 2.66m x 4.11m)
Fitted with a range of good quality fitted wall and base units, quartz work surfacing with splashback, induction hob with extractor above, inset electric oven and microwave, inset electric oven and microwave, single sink and drainer with mixer tap, integrated dishwasher, radiator, tiled flooring, UPVC double glazed window, useful under stairs cupboard.

Sitting Room
13'10" x 13'8" (4.23m x 4.19m)
Tiled flooring, aluminium bi-fold doors to the rear garden, two radiators, stairs off to the first floor landing.

Utility
With fitted wall and base units, work surfacing, washer dryer, tiled flooring, and UPVC double glazed window.

WC
Fitted with a WC, wall-mounted wash-hand basin, part tiled walls, tiled flooring, radiator, UPVC double glazed window and extractor fan.

First Floor Landing
UPVC double glazed window, radiator, loft hatch, and useful storage cupboard.

Bedroom One
13'10" x 7'10" (4.24m x 2.40m)
UPVC double glazed window, radiator, mirror fronted wardrobes.

En-Suite
With fitments in white comprising: WC, wall-mounted wash-hand basin inset to vanity unit, double shower cubicle with mains overhead shower, part tiled walls, tiled flooring, wall-mounted heated towel rail, recessed cabinet, extractor, UPVC double glazed window.

Bedroom Two
10'11" x 10'9" maximum overall measurements (3.33m x 3.30m maximum overall measurements)
UPVC double glazed window, and radiator.

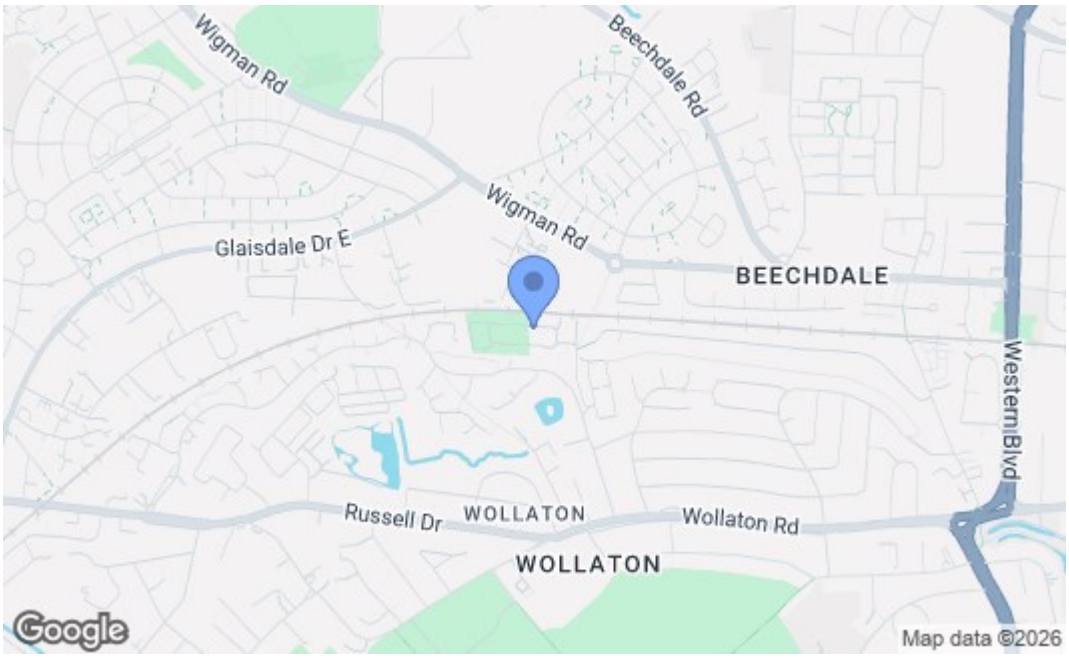
Bedroom Three
10'11" x 10'9" maximum overall measurements (3.33m x 3.28m maximum overall measurements)
UPVC double glazed window, radiator, fitted desk and shelving.

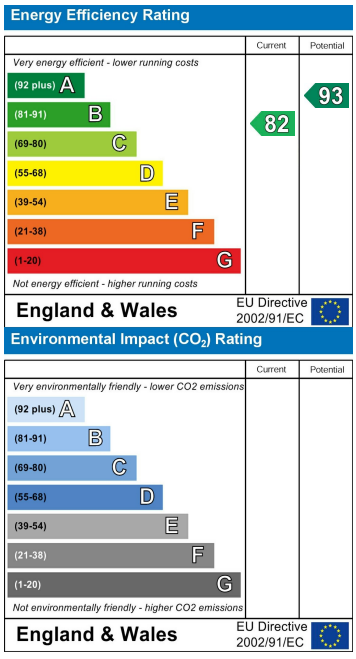
Bathroom
With fitments in white comprising: WC, wall-mounted wash-hand basin, bath with shower over, part tiled walls, shaver point, UPVC double glazed window, extractor fan, and wall-mounted heated towel rail.

Outside
To the front, the property has a drive providing car standing with the EV charger point and garage beyond, and has a landscaped garden with lawn, hedge, established shrubs and a fence. Gated access leads along the side of the property to the rear enclosed garden. To the rear the property has a landscaped presented garden with a patio, outside tap, lawn, second patio, stocked beds and borders, and a water feature.

Garage
19'10" x 9'10" (6.06m x 3m)
Remote control electric up and over door to the front, wall mounted Baxi boiler, internal pedestrian door, light and power.

Material Information:
Freehold
Property Construction: Brick
Water Supply: Mains
Sewerage: Mains
Heating: Mains Gas
Solar Panels: Yes - TBC
Building Safety: No Obvious Risk
Restrictions: None
Rights and Easements: None
Planning Permissions/Building Regulations: None
Accessibility/Adaptions: None
Does the property have spray foam in the loft?: No
Has the Property Flooded?: No





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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