Robert Ellis

look no further...

Dean Close,
Wollaton, Nottingham
NG8 2BX

Guide Price
£290,000 - £300,000

0115 922 0888

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A modern three-bedroom, semi-detached property with the benefit of no upward chain.

Positioned in a quiet cul-de-sac, you are conveniently placed for access to a wide range of local amenities including supermarkets, Bramcote Lane, public houses, Wollaton Park, healthcare facilities, excellent transport links including regular bus routes, the A52 and M1, and well placed for school catchment for Fernwood secondary and primary school with an outstanding Ofsted rating.

The great property would be considered an ideal opportunity for a large variety of buyers including young professionals, families or anyone looking to relocation to this popular and convenient location.

In brief the internal accommodation comprises a spacious living room, through to dining room and kitchen to the ground floor. Then rising to the first floor are three bedrooms and bathroom.

Outside the property to the front is a lawned garden and paved driveway leading to the gated side access. The enclosed rear is primarily lawned with a paved seating area and large garage.

Having been recently refurbished throughout by the current homeowner this property is offered to the market with the advantage of gas central heating, full UPVC double glazing and is well worthy of an early internal viewing.

Entrance
UPVC double glazed door though to the living room.

Lounge
14'2" x 13'7" (4.34m x 4.16m)
A carpeted reception room, with radiator, gas fireplace, UPVC double glazed window to the front aspect and archway to the dining room.

Dining Room
10'6" x 7'2" (3.21m x 2.20m)
A carpeted reception room, with radiator and UPVC double glazed sliding door to the rear garden.

Kitchen
10'7" x 6'2" (3.24m x 1.89m)
A range of wall and base units with quartz work surfacing over and tiled splashbacks, one and a half bowl sink with mixer tap, inset gas hob with extractor fan above and integrated electric oven and dishwasher. Space and fittings for freestanding appliances to include fridge freezer and washer dryer and UPVC double glazed window to the rear aspect.

First Floor Landing
A carpeted landing space with access to the loft hatch providing extra storage space, and airing cupboard housing the water tank.

Bedroom One
10'4" x 8'9" (3.16m x 2.69)
A carpeted double bedroom, with radiator, fitted wardrobe and UPVC double glazed windows to the front aspect.

Bedroom Two
9'7" x 5'10" (2.93m x 1.80m)
A carpeted bedroom, with radiator and UPVC double glazed window to the rear aspect

Bedroom Three
A carpeted bedroom, with radiator and UPVC double glazed window to the rear aspect.

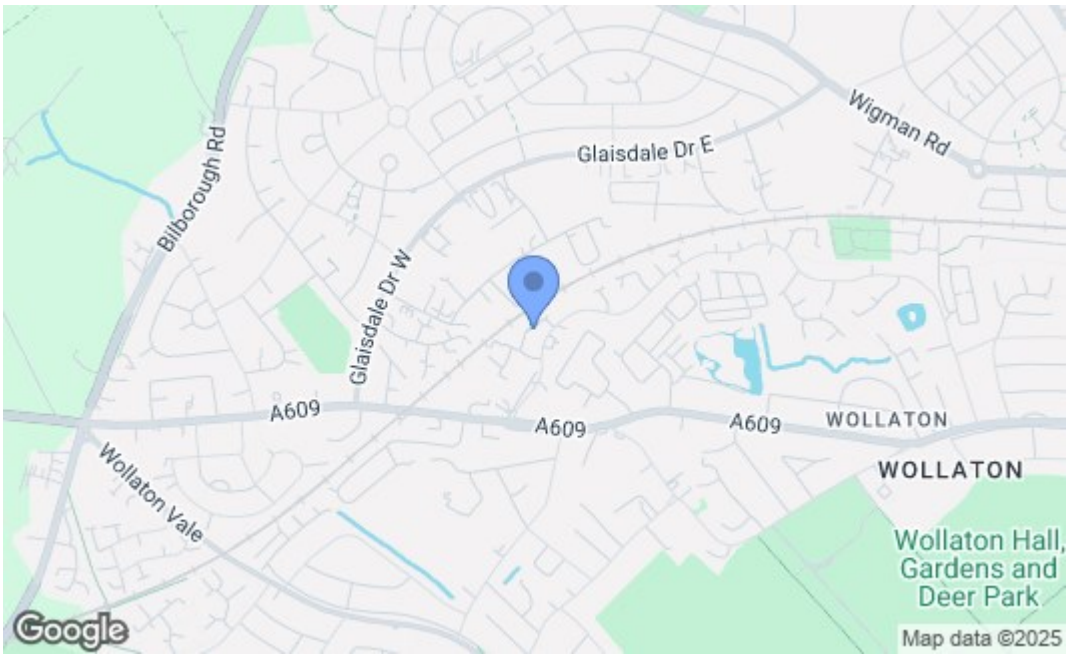
Bathroom
Incorporating a three-piece suite comprising low flush WC, pedestal wash hand basin, bath with electric power shower above and glass shower screen, part tiled walls, radiator and UPVC double glazed window to the side aspect.

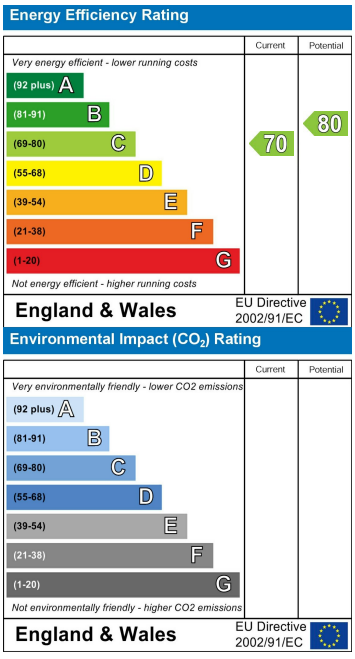
Outside
To the front is a lawned garden with a paved driveway with off-road parking for two vehicles, and gated side access. The rear garden is primary lawned with a paved seating area, a variety of fruit trees and rose bushes, and additional parking space to the side of the property, leading to a large detached garage.

Garage
Up and over garage door to the front.

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
Does the property have spray foam in the loft?: No
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.





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