



Wadhurst Grove,  
Wollaton, Nottingham  
NG8 2RJ

**£325,000 Freehold**



A Well Presented Two- Bedroom Linked Detached Bungalow.

Occupying an enviable and established residential location tucked away in small cul-de-sac with open plan green space to the rear this excellent bungalow with generous accommodation throughout is a rare opportunity.

In brief the internal accommodation comprises; porch, entrance hall, open plan living/diner, kitchen, two bedrooms and bathroom.

Outside the property has a drive providing ample car standing with the garage beyond and primarily lawned well manicured gardens to both front and rear.

Within easy walking access of local shops, excellent transport links and a arrange of other facilities this great opportunity is well worth a viewing.



#### Entrance Porch/Hall

UPVC double glazed entrance door leads to porch with UPVC double glazed windows, second UPVC double glazed door with flanking window leads to hallway with radiator.

#### Lounge/Diner

19'4" x 10'5" (5.90m x 3.18m)

UPVC double glazed patio doors to the rear and two radiators.

#### Kitchen

7'8" x 8'9" (2.34m x 2.69m)

With a range of fitted wall and base units, work surfacing, splashback, inset gas hob with electric oven below and air filter above, integrated fridge, 1 ½ bowl sink with a mixer tap, UPVC double glazed window and door to the garage.

#### Bedroom One

14'2" x 10'4" (4.32m x 3.17m)

UPVC double glazed window, radiator, fitted wardrobes, drawers and dressing table.

#### Bedroom Two

14'1" x 8'3" (4.31m x 2.53m)

UPVC double glazed window, radiator, fitted wardrobe and loft hatch.

#### Bathroom

Three piece suite comprising: P-shaped bath with shower over, WC, wash hand basin, part tiled walls, UPVC double glazed window and wall mounted heated towel rail.

#### Outside

To the front of the property has a primarily lawned garden with established shrubs and drive providing ample car standing with the garage beyond. To the rear the property has an enclosed garden with a patio lawn, mature well stocked bed and borders and a further gravel area.

#### Garage

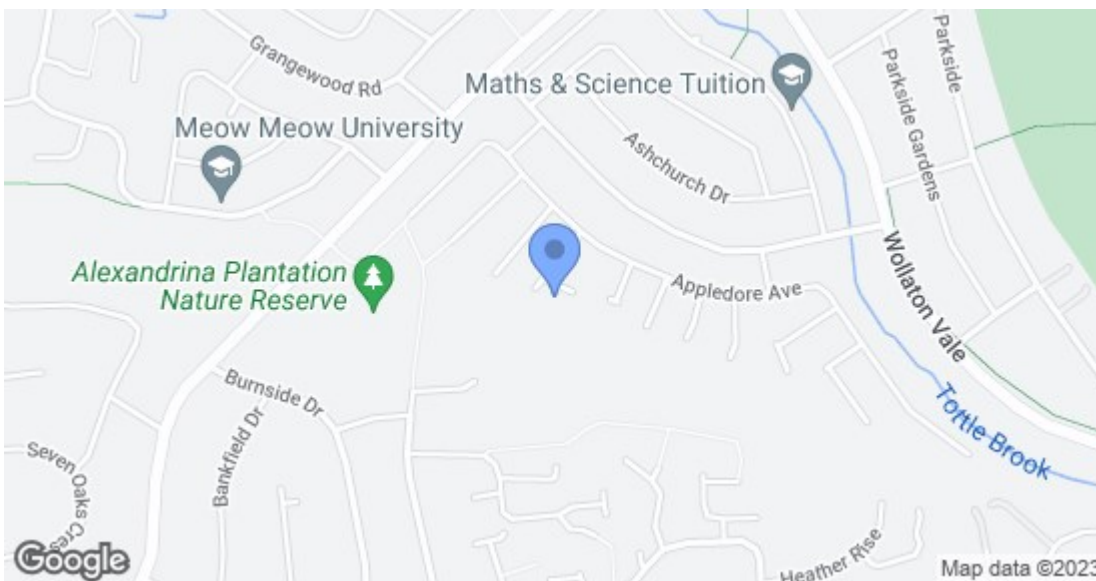
19'9" x 13'11" (6.02m x 4.26m)

Up and over door to the front, further pedestrian door to the front, light and power, tap and a pedestrian door to the side leading to the garden.

#### Council Tax Band



**Robert Ellis**  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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.