Robert Ellis

look no further...

Heartwood Close,
Wollaton, Nottingham
NG8 1BF

£265,000 Freehold

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A two-bedroom semi-detached property, finished to a high standard throughout, with the benefit of no upward chain.

The property, newly built in 2021, is considered an ideal purchase for a wide range of buyers including first time buyers, young professionals or anyone looking to downsize or relocate to this quiet cul de sac position.

Situated within the popular suburb of Wollaton, you are just a short distance away from a variety of local amenities including shops, schools, public houses and Wollaton Hall and Deer Park. There is also the benefit of The University of Nottingham, Nottingham City Centre, and The Queen's Medical Centre within close proximity. The location of the property also means you are within walking distance to bus links providing easy access in and around the city and you are a short distance away from Beeston or Nottingham train station for journeys further afield.

In brief, the internal accommodation comprises; entrance lobby through to the ground floor open plan living space including kitchen, living/dining room and downstairs WC. Then rising to the first floor are two double bedrooms and bathroom.

To the front of the property there is a tarmac driveway providing off road parking, gated side access leads to a low maintenance rear garden which is mainly laid to lawn and features a paved patio seating area and is enclosed with timber fencing.

Offered to the market with the benefit of gas central heating and UPVC double glazing throughout, an early internal viewing comes highly recommended in order to be fully appreciated.

Entrance Lobby
Composite entrance door to the front and stairs leading to the first floor.

Open Plan Kitchen/Living Diner
Fully tiled floors throughout and three radiators.

Kitchen
A modern contemporary kitchen, fitted with a range of wall, base units, work surfaces, sink and drainer unit with mixer tap, integrated Hotpoint double oven and inset induction hob.

Living Room
UPVC Bi-fold doors to the rear garden.

Utility Cupboard
Under stairs cupboard with space and plumbing for a washing machine.

Downstairs WC
Fitted with a low level WC, wall mounted wash hand basin, complementary tiling to walls, parquet flooring, radiator and obscured UPVC double glazed window to the front.

First Floor Landing
Access to loft, stairs rising from the ground floor and UPVC double glazed window to the side.

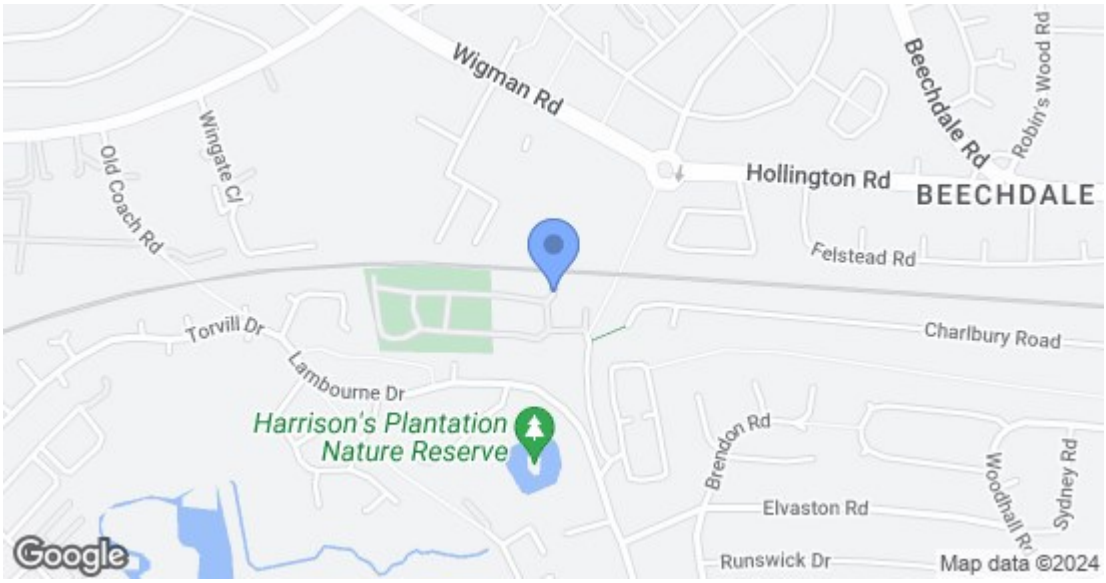
Bedroom One
14'6" x 8'7" (4.43m x 2.62m)
UPVC double glazed window to the front, carpet flooring, radiator and fitted storage cupboard housing wall mounted boiler.

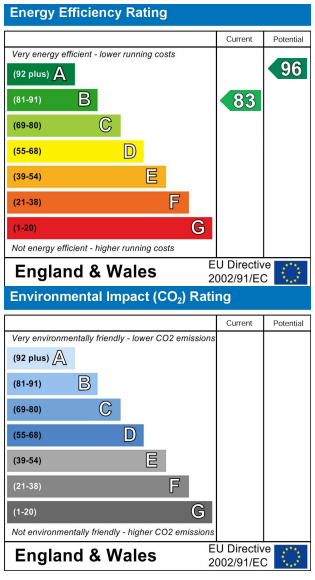
Bedroom Two
12'5" x 8'5" (3.81m x 2.59m)
UPVC double glazed window to the rear, carpet flooring, fitted wardrobes and radiator.

Bathroom
Fitted with a three piece suite comprising, panelled bath with monsoon style shower over and glass splash screen, wash hand basin, low level WC, complementary tiling to walls and floor and spot lights to ceiling.

Outside
To the front of the property there is a tarmac driveway providing off road parting, gated side access leads to a low maintenance rear garden which is mainly laid to lawn and features a paved patio seating area and is enclosed with timber fencing.

Council Tax Band
Nottingham City Council Band B





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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