



Goodwood Road,  
Wollaton, Nottingham  
NG8 2FT

**£385,000 Freehold**



Located in the desirable area of Wollaton, this semi-detached house presents an excellent opportunity for families and professionals alike. With three well-proportioned bedrooms, this home offers ample space for comfortable living. The property features two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings with family.

The layout of the house is both practical and welcoming, providing a warm atmosphere throughout. The bathroom is conveniently located, catering to the needs of the household. Additionally, the property boasts parking, ensuring ease of access and convenience.

Wollaton is known for its beautiful parks and excellent local amenities, making it an ideal location for those seeking a balance of tranquillity and accessibility. This property is not just a house; it is a place where memories can be made. Whether you are looking to settle down or invest, this semi-detached home on Goodwood Road is certainly worth considering.



### Entrance Porch

UPVC double glazed entrance door with flanking windows and secondary door to the entrance hallway.

### Entrance Hallway

With high quality luxury vinyl planks – golden oak flooring, stairs to the first floor, under stairs storage cupboard, and doors to the WC, kitchen, lounge diner and sitting room.

### Sitting Room

12'1" x 11'11" (3.7m x 3.64m )

With high quality luxury vinyl planks – golden oak flooring, UPVC double glazed bay window to the front, and radiator.

### Lounge Diner

19'2" x 12'1" (5.85m x 3.7m )

With high quality luxury vinyl planks – golden oak flooring, gas fire with tiled hearth, radiator and UPVC double glazed sliding patio doors to the rear.

### Kitchen

16'9" x 7'3" (5.12m x 2.22m )

Fitted with a range of wall, base and drawer units, work surfaces, one and half bowl sink and drainer unit with mixer tap, integrated electric oven with gas hob, space for a fridge and freezer, plumbing for a washing machine and dishwasher, tiled splashbacks, radiator, UPVC double glazed window to the rear, window to the side, and door to lean to.

### Lean-To

With space for a fridge freezer and tumble dryer, UPVC double glazed window to the side, and UPVC double glazed door to the rear.

### Downstairs WC

Fitted with a WC, corner wash-hand basin, tiled walls, and window to the side.

### First Floor Landing

UPVC double glazed window to the side, loft hatch and doors to the WC, bathroom and three bedrooms.

### Bedroom One

12'1" x 12'0" (3.7m x 3.66m )

A carpeted double bedroom, UPVC double glazed bay window to the front and radiator.

### Bedroom Two

12'2" x 11'11" (3.72m x 3.65m )

A carpeted double bedroom with UPVC double glazed window to the rear and radiator.

### Bedroom Three

7'11" x 7'3" (2.43m x 2.22m )

A carpeted bedroom with UPVC double glazed window to the front and radiator.

### Bathroom

Comprising bath with mains controlled shower over, wash-hand basin inset to vanity unit, tiled flooring and splashback, spotlights, heated towel rail, and UPVC double glazed window to the rear.

### Separate WC

Fitted with a WC, tiled flooring, part tiled walls, UPVC double glazed window to the side and radiator.

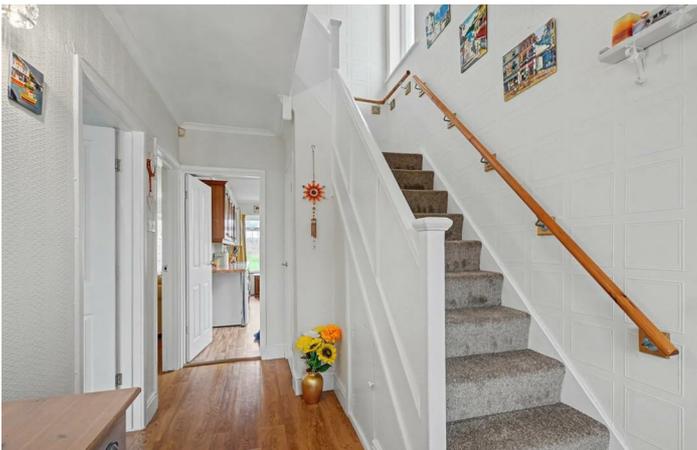
### Garage

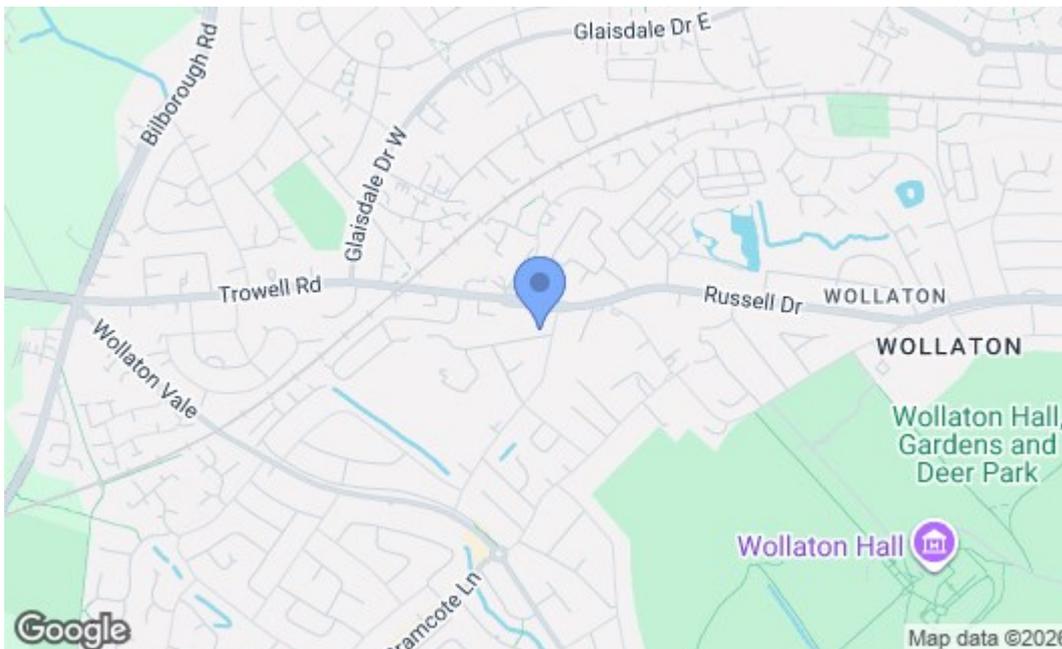
16'10" x 7'8" (5.13m x 2.34m )

With electric roll up door to the front, door and window to the rear, light and power.

### Outside

To the front of the property you will find a tarmac driveway and to the rear you will find a generous primarily lawned garden, which includes a paved patio, a range of stocked beds and borders, mature trees and shrubs, green house and fence boundaries.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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	

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.