



**Derby Road  
Wollaton Park, Nottingham NG7 2GY**

A four bedroom detached house with off road parking and garage offered to the market with no upward chain.

**Offers In The Region Of £600,000 Freehold**





This traditional family home offers a large living space comprising: Entrance hall, living room, dining room, kitchen, breakfast room and WC to the ground floor. Rising to the first floor is a spacious landing, four double bedrooms, bathroom and separate WC.

This home benefits from being set back from the main road and blocked by a row of trees offering privacy and a much more green view looking out from the front. To the front is a large garden with a block paved driveway for multiple vehicles a lawned space and mature shrubs. Access to integral garage and a sheltered side passage, with power and space for any additional appliances leading to the rear garden where you will find a primarily lawned space with a paved seating area and mature shrubs and access to coal house housing the wall mounted boiler.

Occupying a sought after location convenient for a wide range of local amenities including tram and bus stops, schools for all ages are within easy reach and for those looking to commute further afield, the A52 for Nottingham, Derby and junction 25 of the M1 motorway is a short drive away.

Just a short distance from Nottingham City Centre offering a host of amenities including shops, supermarkets, a range of bars and cafes and restaurants to suit all tastes. The house is situated directly across from the Queen's Medical Centre making both the hospital and Nottingham University within walking distance.

This lovely home offers a clean and tidy interior with potential for future developments and the opportunity to create a beautiful family home. An early internal viewing comes highly recommended.



### Hallway

Door through to a spacious entrance hall with radiator and window to the side aspect.

### Living Room

14'9" x 17'5" (4.501 x 5.312)

Carpeted room with two radiators, feature brick fireplace, gas fire, double glazed bay window to the front and two windows to the side.

### Dining Room

12'10" x 16'8" (3.920 x 5.092)

Carpeted room with radiator, gas fire, window to the side and bay window with door to the rear.

### Kitchen

13'4" x 10'0" (4.079 x 3.070)

With wall, base and drawer units with worksurfaces over and breakfast bar, inset one and half bowl sink with drainer. Integrated electric oven and gas hob with extractor fan over. Space and fittings for freestanding appliances to include fridge/freezer and dishwasher. Windows to both the side and rear garden and door leading to the side passage car port.

### Sheltered Side Passage

Running along the side of the house to the rear garden with tiled flooring, power for appliances and doors to both the front and rear.

### Breakfast Room

10'0" x 10'2" (3.052 x 3.108)

With laminate flooring, radiator, window to the rear garden and access to under stairs storage cupboard.

### WC

With tiled flooring, low flush WC, wash hand basin, radiator and window facing the porch.

### First Floor Landing

A spacious carpeted landing with radiator, window to the side aspect and access to the loft hatch.

### Bedroom One

12'9" x 18'0" (3.893 x 5.493)

Carpeted room with radiator, fitted wardrobes, bay

window to the front, additional window to the side and picture rail.

### Bedroom Two

11'11" x 13'4" (3.654 x 4.080)

Carpeted room with radiator, fitted wardrobes and windows to both the side and rear.

### Bedroom Three

9'0" x 14'4" (2.744 x 4.394)

Carpeted room with radiator, fitted wardrobes and window to the front aspect.

### Bedroom Four

9'5" x 10'3" (2.891 x 3.138)

Carpeted room with radiator, fitted wardrobes and window to the front aspect.

### Bathroom

Suite comprising bath, walk in electric power shower, wash hand basin, radiator and window.

### Separate WC

Low flush WC.

### Outside

To the front is a large garden with a block paved driveway for multiple vehicles a lawned space and mature shrubs. Access to integral garage and sheltered side passage, with power and space for additional appliances leads to the rear garden where you will find a primarily lawned space with a paved seating area and mature shrubs, access to coal house housing the wall mounted boiler.





Robert Ellis  
ESTATE AGENTS



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		
England & Wales 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		
England & Wales 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.