Robert Ellis

look no further...

Brookhill Drive,
Wollaton, Nottingham
NG8 2PS

£450,000 Freehold

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Positioned a stones throwaway from Wollaton Park you are within close proximity to a wide range of local amenities including shops, public houses, healthcare facilities, restaurants, and transport links.

This great property would be considered an ideal opportunity for a large variety of buyers, who are looking to put their own stamp on a purchase, this could include growing families or anyone looking to relocate to Wollaton.

In brief the internal accommodation comprises; an entrance hall, open plan living dining room, kitchen and downstairs WC. Then rising to the first floor are three bedrooms, bathroom and separate WC.

Outside the property to the front is a paved garden with driveway and ample off- road parking for one car. The large enclosed rear garden is primarily lawned with a paved seating area.

Offered to the market with gas central heating, UPVC double glazing throughout and the benefit of no upward chain this property is well worthy of an early viewing.

Entrance Hall
UPVC double glazed door through to a carpeted entrance hall with radiator and useful under stairs storage cupboard.

Open plan Living Dining Room
25'3" x 11'5" (7.72m x 3.49m)
A carpeted reception room, with gas fireplace, two radiators, UPVC double glazed bay window to the front aspect and sliding door to the rear.

Kitchen
11'9" x 8'3" (3.59m x 2.54m)
A carpeted reception room, with gas fireplace, two radiators, UPVC double glazed bay window to the front aspect and sliding door to the rear.

Downstairs WC
Low flush WC and wash hand basic, radiator and UPVC double glazed window to the side aspect.

Landing
A carpeted landing space with radiator, UPVC double glazed window to the side aspect and access to the loft hatch.

Bedroom One
12'7" x 11'5" (3.86m x 3.50m)
A carpeted double bedroom, with radiator and UPVC double glazed bay window to the front aspect.

Bedroom Two
12'4" x 11'4" (3.77m x 3.46m)
A carpeted double bedroom, with radiator, fitted wardrobes and UPVC double glazed window to the rear aspect.

Bedroom Three
7'11" x 7'0" (2.42m x 2.14m)
A carpeted bedroom, with radiator and UPVC double glazed window to the front aspect.

Bathroom
Incorporating a bath with electric power shower above and pedestal wash hand basin, part tiled walls, radiator and UPVC double glazed window to the rear aspect. Cupboard housing the water tank.

Separate WC
Low flush WC, radiator and UPVC double glazed window to the side aspect.

Outside WC
To the front of the property is a paved garden with a driveway with ample off street parking for one car standing leading to garage. The large enclosed rear is primarily lawned with a paved seating area and shed.

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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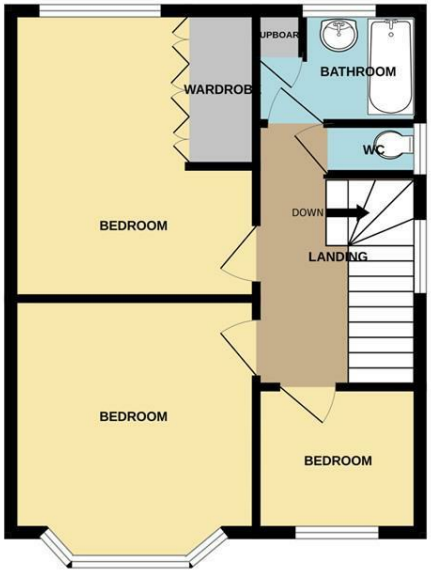

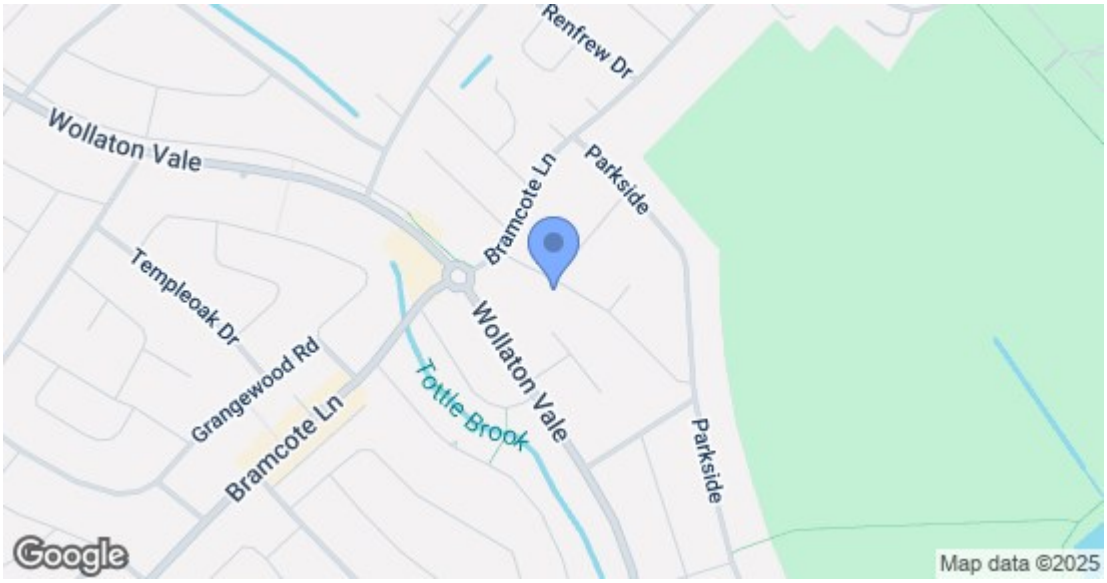

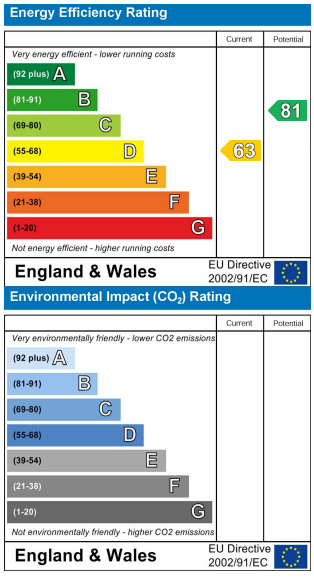

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