



Wollaton Vale
Wollaton
NG8 2PX

£795,000 Freehold



Having been greatly enhanced and re-modelled by the current Vendors, this impressive and versatile home offers open plan living bathed in natural light with a particularly appealing living space that would suit a variety of potential purchasers, but is considered ideal for a family.

In brief, the extensive interior comprises entrance porch, inner hallway with cloak space off, WC, sitting room, dining room, lounge, open plan kitchen diner, utility and pantry to the ground floor. Rising to the first floor is an impressive open plan children's lounge/study with galleried landing, five bedrooms (one of which has an en-suite), and a family bathroom.

Outside the property there is a driveway to the front providing ample car standing with the garage beyond, stocked and well manicured borders. To the rear of the property there is a garden with lawn, patio and well stocked borders.

Occupying a sought after residential location within Wollaton, conveniently situated for easy access to local schools, excellent transport links and a range of other facilities, this fabulous individual home can only be truly appreciated through viewing.



ENTRANCE

A wooden entrance door with flanking windows leads to porch. Double doors lead to inner hallway.

HALLWAY/RECEPTION ROOM

15'10" x 8'3" increasing to 13'9" (4.85 x 2.53 increasing to 4.21)
Radiator with decorative cover.

CLOAKS AREA

8'6" x 5'5" (2.60 x 1.67)

Wooden window with secondary glazing, radiator.

WC

WC, pedestal wash hand basin, part tiled walls, radiator.

SITTING ROOM

21'5" x 17'3" (6.55 x 5.28)

Two wooden windows with secondary glazing, two radiators and an Adam-style fire surround.

DINING ROOM

21'6" x 13'10" max overall (6.57 x 4.24 max overall)

Wooden double glazed window, fuel effect gas fire with Adam-style surround, tiled hearth.

LOUNGE

27'9" x 21'0" max overall (8.46 x 6.41 max overall)

Three uPVC double glazed windows, three radiators, feature Adam-style surround, inset fuel effect electric fire, stairs off the first floor landing.

KITCHEN DINER

19'4" x 18'10" (5.90 x 5.76)

With an extensive range of fitted wall and base units, work surfacing with tiled splashback, island with inset sockets, breakfast bar, inset double electric oven, microwave and steam oven, inset five burner gas hob with extractor above, tiled flooring, inset ceiling spotlights, radiator, feature roof lantern, double glazed aluminium windows and patio doors leading to the exterior.

UTILITY

9'4" x 7'6" (2.86 x 2.29)

Fitted wall and base units, work surfacing, double sink with mixer tap and boiling water function, plumbing for a washing machine and dishwasher, inset ceiling spotlights, tiled flooring, radiator, uPVC double glazed window.

PANTRY

7'6" x 7'6" (2.31 x 2.29)

With tiled flooring, inset ceiling spotlights.

STAIRS OFF TO FIRST FLOOR LANDING

With feature stair light.

CHILDREN'S LOUNGE/STUDY

19'2" x 14'4" (5.86 x 4.39)

With inset ceiling spotlights and feature galleried landing.

BEDROOM ONE

24'7" x 17'4" (7.51 x 5.30)

Wooden windows to the front and rear, uPVC double glazed patio door, three radiator.

BATHROOM

WC, bidet, twin wash hand basins, insets to vanity units, a corner jacuzzi style bath with Mira shower over, fully tiled walls, tiled flooring, radiator, double glazed window and extractor fan.

BEDROOM TWO

12'1" x 8'8" (3.69 x 2.65)

Window, radiator, fitted cupboard.

EN-SUITE

Three piece suite comprising WC, pedestal wash hand basin, double shower cubicle with Mira shower over, fully tiled walls, tiled flooring, two windows and heated towel rail.

BEDROOM THREE

11'2" x 8'6" (3.41 x 2.6)

Window with secondary glazing, radiator and fitted cupboard.

BEDROOM FOUR

11'7" x 11'5" (3.55 x 3.50)

Wooden window with secondary glazing, radiator, fitted wardrobes and drawers, inset ceiling spotlights.

BEDROOM FIVE

12'1" x 8'8" (3.70 x 2.65)

Wooden window with secondary glazing, radiator and fitted cupboard.

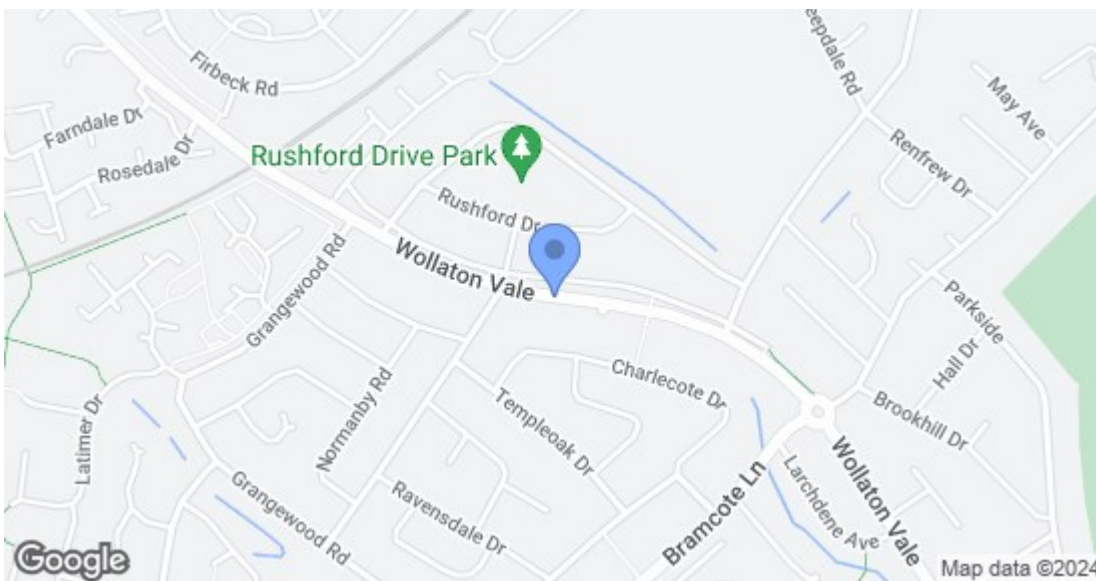
OUTSIDE

To the front of the property there is an in/out block paved drive providing ample car standing with the double garage beyond and stocked borders with mature shrubs. Gated access leads along the side of the property to the rear where there is a generous and well manicured enclosed garden with patio, outside tap and power point, water feature, primarily lawned garden with stocked beds and borders and a shed/greenhouse.

AGENTS NOTE

The house located to the rear of this property on Charlecote Drive is also available to the market making this a perfect opportunity for friends or family wanting to be easily accessible to one another.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	78
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.