

Whitemoss Close,  
Wollaton, Nottingham  
NG8 2PJ

**£319,950 Freehold**



Situated in the sought-after area of Whitemoss Close, Nottingham, this delightful semi-detached house presents an excellent opportunity for families, first time buyers and professionals alike. With three well-proportioned bedrooms, this property offers ample space for comfortable living. The two inviting reception rooms provide versatile areas that can be tailored to your needs, whether for entertaining guests or enjoying quiet family time.

The house features a well-appointed bathroom, ensuring convenience for all residents. Additionally, the property includes parking for off-road parking, a valuable asset in this desirable location.

Whitemoss Close is a peaceful neighbourhood, ideal for those seeking a balance between suburban tranquillity and easy access to the vibrant amenities of Nottingham. With local schools, parks, and shops nearby, this home is perfectly positioned for a fulfilling lifestyle.

This semi-detached house is not just a property; it is a place where memories can be made. Do not miss the chance to make it your own.



### Porch

UPC double glazed front door, UPVC double glazed windows, and UPVC double glazed secondary door leading into the entrance hall.

### Entrance Hall

With stairs to the first floor, useful under stairs storage cupboard, radiator, and doors to the WC, and lounge.

### Lounge

19'5" x 10'11" (5.92m x 3.34m )

Laminate flooring, UPVC double glazed window to the front, two radiators, opening to the kitchen and UPVC double glazed door with flanking windows to the dining room.

### Dining Room

18'7" x 9'8" (5.67m x 2.97m )

With laminate flooring, radiator, UPVC double glazed window to the rear and side, and UPVC double glazed door with flanking windows to the rear.

### Kitchen

9'1" x 9'8" (2.77m x 2.97m )

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 and air filter over, tiled splashbacks, space for a fridge freezer, and door to the lean to.

### Lean-To

With door to the front and rear, storage cupboard and a utility room.

### Utility Room

6'5" x 6'0" (1.96m x 1.85m )

With plumbing for a washing machine and tumble dryer, work surfaces and a window to the rear.

### Downstairs WC

Fitted with a low level WC, wash-hand basin, tiled splashbacks, and UPVC double glazed window to the side.

### First Floor Landing

With UPVC double glazed window to the side, and doors to the bathroom and three bedrooms.

### Bedroom One

12'2" x 10'11" (3.73m x 3.33m )

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

### Bedroom Two

9'3" x 7'8" (2.82 x 2.35m )

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

### Bedroom Three

10'11" x 6'11" (3.33m x 2.11m )

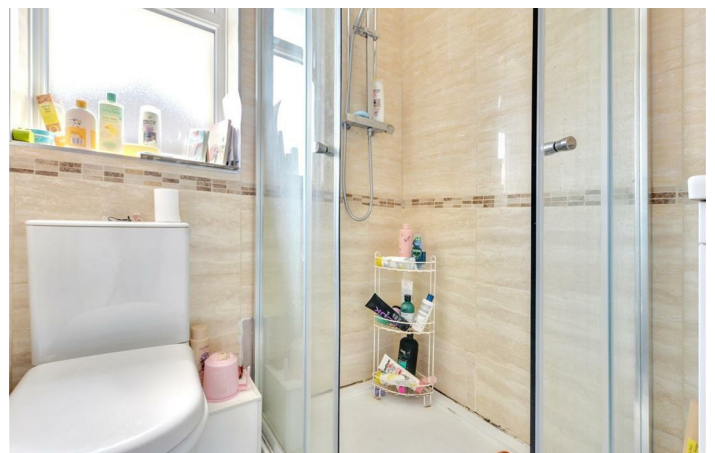
A carpeted bedroom with UPVC double glazed window to the front, and radiator.

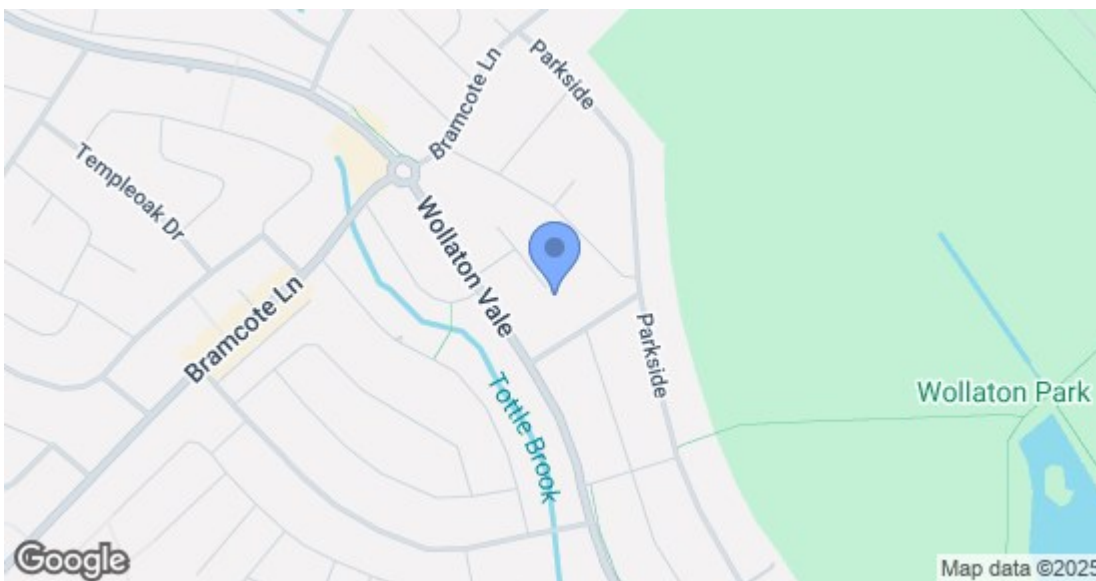
### Shower Room

Incorporating a three-piece suite comprising: corner shower, wash-hand basin inset to vanity unit, WC, tiled walls, heated towel rail, and UPVC double glazed window to the side.

### Outside

To the front of the property you will find lawn garden and concrete driveway for off-road parking, and to the rear of the property you will find a private and enclosed garden, which features a decking area over looking the lawn beyond and fence boundaries.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		66	
(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.