

Burnwood Drive,  
Wollaton, Nottingham  
NG8 2DJ

**£240,000 Freehold**



A three bedroom semi-detached family house situated in a quiet cul-de-sac location with the benefit of no chain.

Suitable for a wide range of buyers including families looking for a long term home or anyone relocating to be within a convenient residential location.

The property is ideally placed for access to a range of local amenities including supermarkets, public houses, schools both primary and secondary and Wollaton Hall and Deer Park. There is also the advantage of bus links in and around the city.

In brief, the internal accommodation comprises: Entrance hall, living room, dining room and kitchen to the ground floor. Rising to the first floor are three bedrooms and a family bathroom.

To the front the property benefits from a pebbled garden with a driveway to the side providing parking for multiple cars and access to the garage. To the rear is a primarily lawned garden with mature shrubs and hedged boundaries.

An early internal viewing comes highly recommended.



#### Entrance Hallway

Door leads through to carpeted entrance space with radiator, storage cupboard and two UPVC double glazed windows to the side aspect.

#### Living Room

12'5" x 13'9" (3.803 x 4.197)

Carpeted room with radiator and UPVC double glazed window to the front aspect.

#### Dining Room

10'11" x 13'1" (3.34 x 3.990)

Carpeted room with radiator, gas fire and UPVC double glazed French doors to the rear garden.

#### Kitchen

7'10" x 14'2" (2.402 x 4.333)

With wall, base and drawer units with worksurfaces over and inset sink with drainer. Space and fittings for freestanding appliances to include washing machine and gas oven.

Access to a pantry cupboard.

#### First Floor Landing

With access to the loft hatch, UPVC double glazed window to the side aspect and storage cupboard housing the boiler.

#### Bedroom One

11'0" x 13'8" (3.353 x 4.182)

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

#### Bedroom Two

11'0" x 13'1" (3.353 x 3.995)

Carpeted room with radiator and UPVC double glazed window to the rear aspect.

#### Bedroom Three

6'6" x 9'0" (1.991 x 2.762)

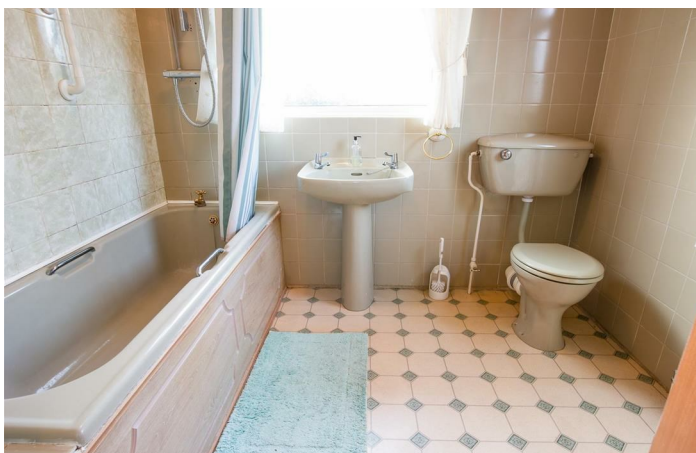
Carpeted room with radiator, storage cupboard and UPVC double glazed window to the front aspect.

#### Bathroom

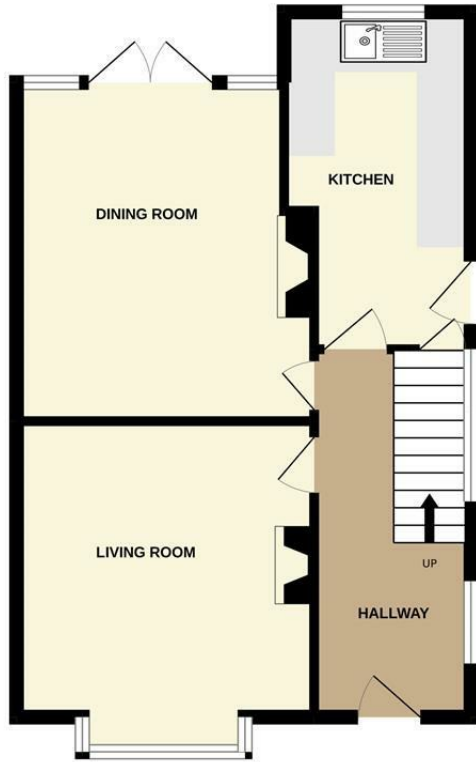
Incorporating a three piece suite comprising bath, wash hand basin and WC.

#### Outside

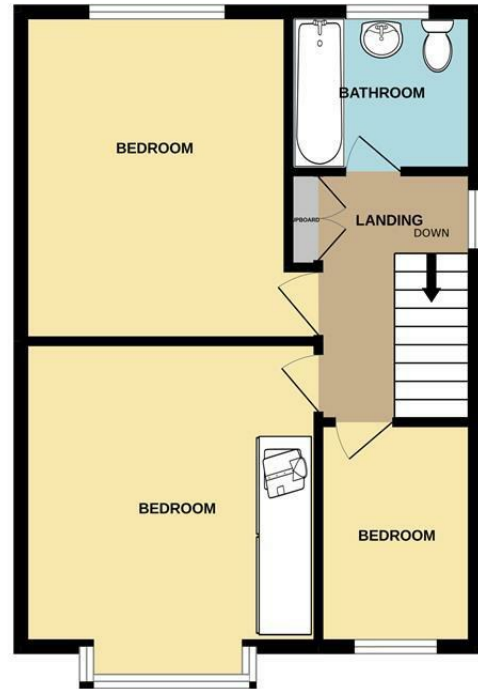
To the front the property benefits from a pebbled garden with a driveway to the side providing parking for multiple cars and access to the garage. To the rear is a primarily lawned garden with mature shrubs and hedged boundaries.



GROUND FLOOR  
481 sq.ft. (44.7 sq.m.) approx.



1ST FLOOR  
469 sq.ft. (43.6 sq.m.) approx.



TOTAL FLOOR AREA : 950 sq.ft. (88.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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	

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