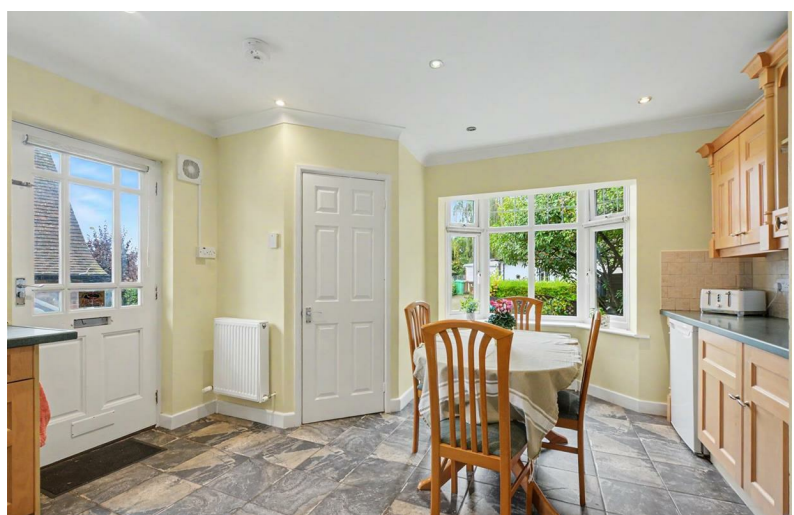




Sutton Passeys Crescent,
Wollaton, Nottingham
NG8 1BU

£330,000 Freehold



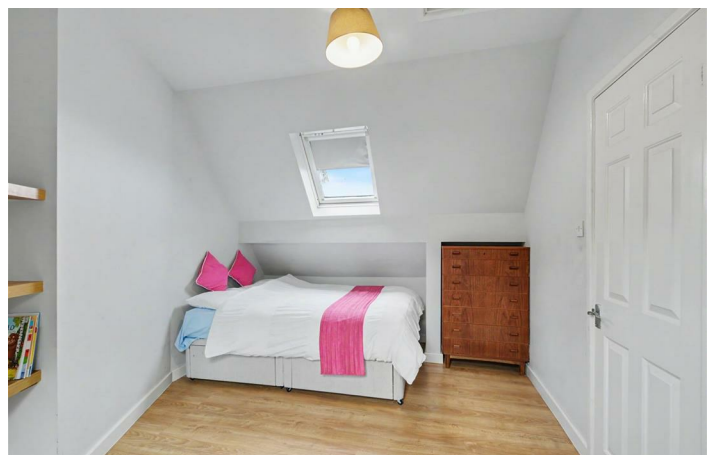
An attractive and traditionally styles chalet-style four-bedroom semi-detached house.

Offering a versatile and well-presented interior with bedrooms to both ground and first floor, this excellent house offered to the market with the benefit of chain free vacant possession will appeal to a variety of potential purchasers.

In brief the deceptive interior comprises kitchen diner with walk-in utility, inner hallway with storage cupboards, sitting room, two ground floor bedrooms and shower room, rising to the first floor are two further bedrooms and bathroom.

Outside the property has a drive providing ample car standing with the garage beyond and mature and landscaped private gardens.

Occupying an established and sought-after residential location within a conservation area and being within easy walking access of Wollaton Hall and Deer Park, the Queens Medical Centre, The University of Nottingham and Nottingham City Centre.



A wooden entrance door with glazed panels leads to the kitchen diner.

Kitchen Diner

15'3" x 13'5" (4.67m x 4.09m)

With a range of fitted wall and base units, work-surfacing with tiled splashback, one-and-half bowl sink with mixer tap, a Newhome gas cooker with air filter above, integrated freezer, UPVC double glazed bay window, second wooden window, tiled flooring, two radiators, a walk-in utility with fitted work-surfaces, plumbing for washing machine and a boiler.

Inner Hallway

Radiator, understairs cupboard and walk-in cloaks cupboard with fitted shelving.

Sitting Room

15'4" x 11'1" plus bay window (4.68m x 3.38m plus bay window)

UPVC double glazed patio doors leading to the rear garden, two radiators, recess withing the chimney breast with a timber mantle above.

Bedroom One

13'3" x 14'6" maximum overall measurements plus do (4.06m x 4.43m maximum overall measurements plus do)
Wooden window, radiator, fitted cupboard and mirror fronted wardrobe.

Bedroom Four/Study

7'11" x 8'1" (2.43m x 2.47m)

Wooden window and radiator.

Shower Room

Fitted with a WC, wall-mounted wash-hand basin, shower cubicle with mains controlled shower over and further shower handset, part-tiled walls, tiled flooring, radiator and UPVC double glazed window.

First Floor Landing

Bedroom Two

11'9" x 11'8" (3.59m x 3.56m)

Twin Velux windows, two radiators and two fitted wardrobes.

Bedroom Three

14'6" x 8'5" (4.44m x 2.59m)

Two Velux windows and radiator.

Bathroom

Fitted with a WC, wall-mounted wash-hand basin, bath with Mira shower over, fitted shower screen, part-tiled walls, tiled flooring, wall-mounted heated towel rail, UPVC double glazed window and extractor fan.

Outside

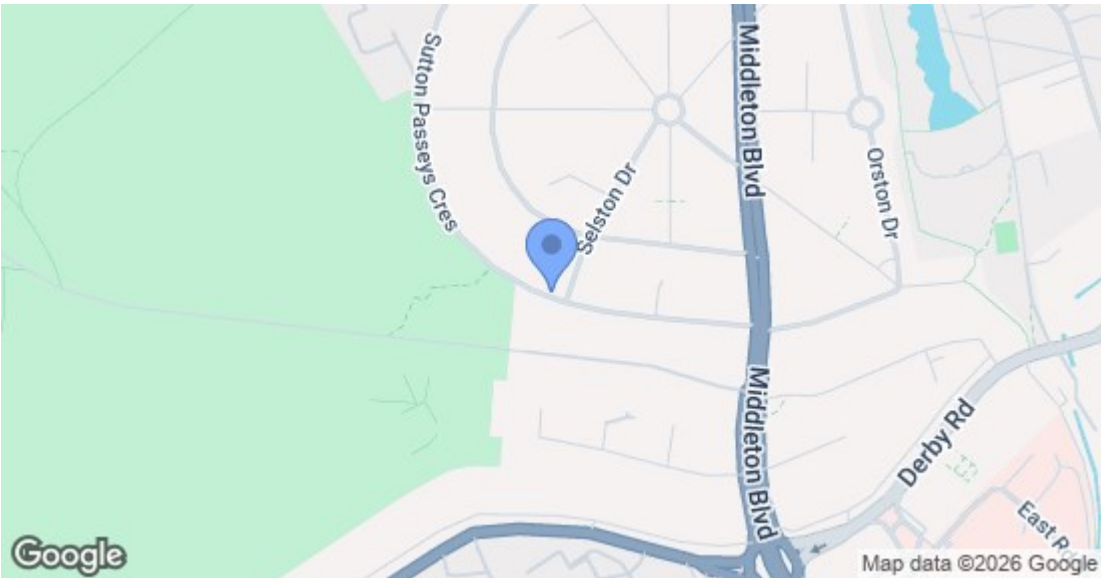
The property has a drive providing ample car-standing with the garage beyond and a outside tap, to the rear of the property there is a established and landscaped garden with mature shrubs and trees, gravel, paving, further outside tap and timber summer house.

Garage

19'10" x 8'8" (6.07m x 2.65m)

Electric remote control roller door to the front, light and power.





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 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.