Robert Ellis

look no further. . .

Appledore Avenue,
Wollaton, Nottingham
NG8 2RW

£350,000 Freehold

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A well presented three bedroom, detached property with the benefit of no upward chain.

Situated just a short walk from Bramcote Lane shops you have a variety of amenities close by including shops, restaurants, healthcare facilities, public houses and would be in the catchment area for Fernwood Primary and Secondary School. There is also the advantage of a bus stop at the end of the road for journeys in and around the city.

This spacious property would be considered an ideal opportunity for a large variety of buyers, including young professionals, families looking to upsize or anyone looking to relocate to this popular location.

In brief the internal accommodation comprises; entrance porch through to entrance hall, open plan living and dining room, kitchen, guest cloakroom and conservatory to the ground floor. Then rising to the first floor are three bedrooms, bathroom and separate WC.

Outside to the front of the property is a large block paved driveway with the garage beyond and to the rear there is a well maintained private and enclosed rear garden.

Offered to the market with the benefit of gas central heating and UPVC double glazing throughout this property is well worthy of an early internal viewing.

Entrance Porch
UPVC double glazed window through to a carpeted entrance porch.

Entrance Hall
Secondary door through to the carpeted entrance hall with radiator and access to inbuilt storage cupboard.

Guest Cloakroom
Fitted with a low level WC, wall mounted wash hand basin, part tiled walls and UPVC double glazed window to the side aspect.

Living Dining Room
25'9" x 11'6" (7.86m x 3.52m)
UPVC double glazed window to front aspect, laminate flooring, two radiators and UPVC double glazed sliding door to the conservatory.

Conservatory
UPVC and brick Construction, tiled flooring and UPVC double glazed door to the rear garden.

Kitchen
11'11" x 7'5" (3.65m x 2.27m)
Fitted with a range of wall, base and drawer units, work surfacing with tiled splashback, one and half bowl sink and drainer unit with mixer tap, gas cooker point with extractor hood over, space and plumbing for washing machine, integrated dishwasher, further useful appliance space, wall mounted boiler, access to the pantry, inset ceiling spotlights, UPVC double glazed window to the rear and door to the side passage.

First Floor Landing
UPVC double glazed window to the side aspect.

Bedroom One
13'0" x 11'5" (3.97m x 3.50m)
UPVC double glazed window to the front aspect, carpet flooring, fitted wardrobes and dressing table and radiator.

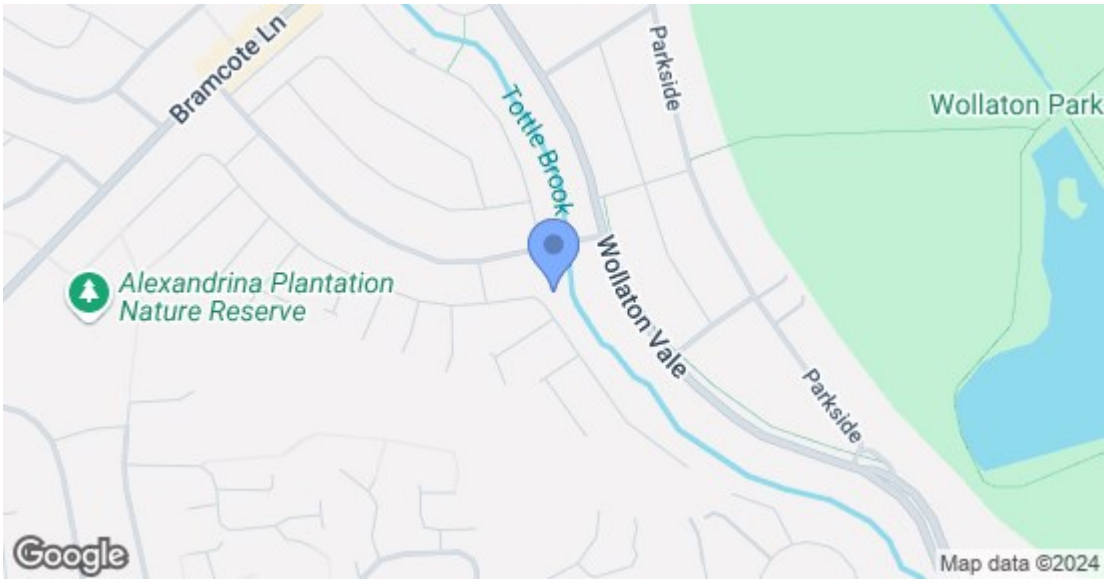
Bedroom Two
11'0" x 10'6" (3.36m x 3.21m)
UPVC double glazed to the rear aspect, carpet flooring and radiator.

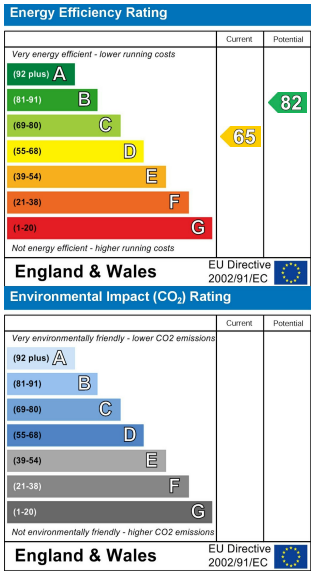
Bedroom Three
9'4" x 6'6" (2.85m x 2.00m)
UPVC double glazed window to the front aspect, carpet flooring, radiator, fitted wardrobe and loft access.

Bathroom
Incorporating a panelled bath with shower over, wash hand basin inset to vanity unit, part tiled walls, tiled flooring, wall mounted bathroom cabinet, fitted cupboard housing the water tank and UPVC double glazed window to the side aspect.

Separate WC
Low Flush WC and UPVC double glazed window to the side aspect.

Outside
To the front of the property there is a low maintenance lawned garden with a generous blocked paved driveway providing off road parking for multiple vehicles. Then to the rear there is a generous well maintained, private and enclosed rear garden which is mainly laid to lawn and features a paved seating area, garden shed and fence boundaries.





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.

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