



Wollaton Hall Drive,  
Wollaton, Nottingham  
NG8 1AF

**£675,000 Freehold**



A beautiful traditional family home, full of character and charm.

Situated on Wollaton Hall Drive, you are positioned within the sought-after residential location of Wollaton, just on the outskirts of Nottingham City Centre, providing you with a wealth of local amenities on your doorstep including shops, public houses, the Queens Medical Centre, restaurants, The University of Nottingham, Wollaton Hall and Deer Park and excellent transport links.

This attractive, double fronted property would be considered an ideal opportunity for a large variety of buyers including growing families or anyone looking to relocate to the vibrant city of Nottingham.

In brief the internal accommodation comprises; A welcoming entrance hall, large living room with front and back aspect, dining room, L-shape open plan Kitchen diner, utility room, and guest cloakroom. Then rising to the first floor are four bedrooms, the master bedroom with en-suite, the fourth bedrooms with dressing room, and newly fitted bathroom.

Outside the property is a well-established front garden with mature trees and shrubs and driveway to the front providing ample off-road parking for multiple cars leading to an integral garage. The private rear garden is primarily lawned with further trees, shrubs and undercroft storage space.

Having been well loved by the current vendors for a number of years, this delightful home is offered to the market with the advantage of no upward chain and an early internal viewing comes highly recommended in order to be fully appreciated.



### Entrance Hall

Door with stained glass flanking windows through to the welcoming entrance hall with original wood flooring and period panelling.

### Living Room

30'3" x 12'2" (9.23m x 3.71m )

A carpeted reception room, with bay window to the front aspect and French doors to the rear garden, two radiators and feature fireplace with stained glass windows either side.

### Dining Room

15'5" x 12'11" (4.72m x 3.94m )

A carpeted reception room, with beamed ceilings, bay window to the front aspect, radiator, and exposed brickwork fireplace with log burner.

### Kitchen Diner

25'1" x 18'5" (7.66m x 5.62m )

L shaped open plan kitchen diner:

The kitchen area comprises of wall and base units with work surfaces over, tiled splashbacks, double sink with drainer and mixer tap, integrated electric oven and hob. Space and fittings for freestanding appliances to include fridge and dishwasher, two radiators, window to the rear aspect and tiled flooring continuing through into the dining space. This has an additional radiator and bay window to the side aspect.

### Utility Room

10'7" x 4'11" (3.23m x 1.51m )

Space and fittings for freestanding appliances to include washing machine and dryer, wall mounted combination boiler, integral door to the garage and external door to the side passage.

### Guest Cloakroom

Low flush WC and wash hand basin, tiled flooring, electric heater and space for coat storage.

### First Floor Landing

Impressive stained glass window to the rear aspect

### Bedroom One

19'8" x 12'1" (6.01m x 3.69m )

Large carpeted bedroom, with radiator, fitted wardrobes and bay window to the front aspect. Access to the en-suite;

### En-Suite

Four piece suite incorporating bath, low flush WC, wash hand basin and walk in electric power shower, part tiled walls, window to the rear aspect and Jack and Jill wardrobes.

### Bedroom Two

15'7" x 11'5" (4.76m x 3.49m )

A carpeted double bedroom, with radiator, fitted wardrobes and sink unit and bay window to the front aspect.

### Bedroom Three

11'5" x 8'9" (3.49m x 2.67m )

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

### Bedroom Four

9'11" x 8'2" (3.03m x 2.49m )

A carpeted double bedroom, with radiator, window to the rear aspect and access to the dressing room.

### Dressing Room

11'11" x 6'8" (3.65m x 2.05m )

A versatile space ideal as a study or dressing room, with carpeted flooring and window to the front aspect.

### Bathroom

Incorporating a three piece suite comprising: walk in shower, wash hand basin inset to vanity unit, low level WC, wooden flooring, part tiled walls, heated towel rail, built in cupboard, and two windows.

### Garage

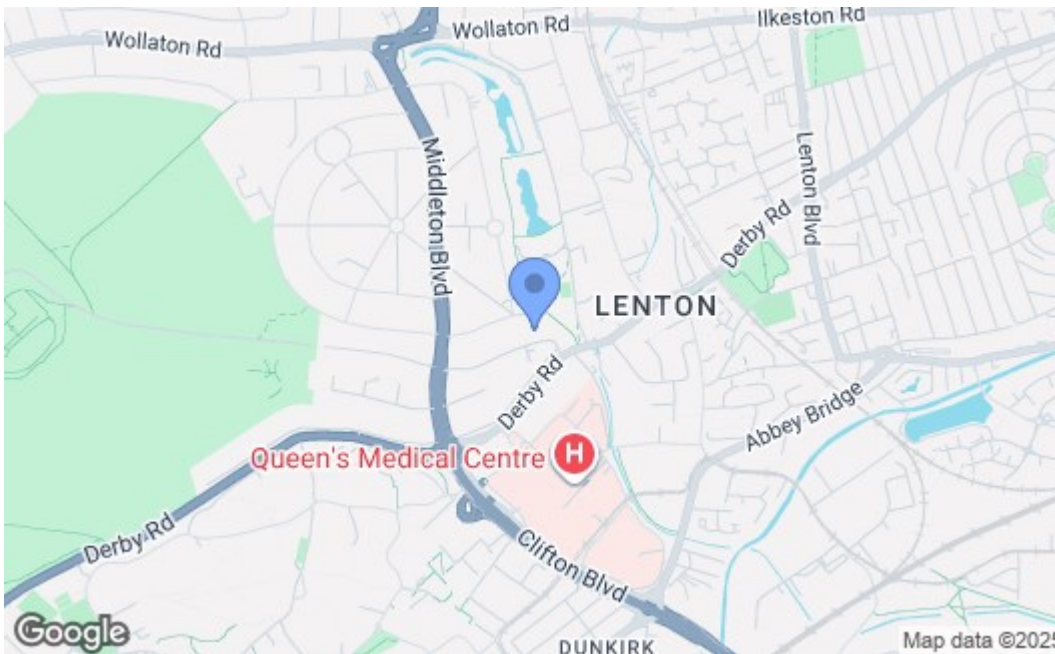
16'2" x 8'10" (4.93m x 2.70m )

With double doors to the front, light and power.

### Outside

Well established front and back gardens, to the front is a lawns space with mature trees and shrubs, driveway providing ample off street parking leading to an integral garage and gated side access. Here is a primary lawned garden with trees and hedges making this a private space to enjoy.





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		40	
(1-20) G			78
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.