Robert Ellis

look no further. . .

Brookside Avenue
Wollaton, Nottingham NG8 2RD

A spacious and well presented four bedroom link detached house with driveway and garage.

£385,000 Freehold

0115 922 0888

/robertellisestateagent @robertellisea

A spacious and well presented four bedroom link detached house with a driveway and integral garage situated in a quiet cul-de-sac.

This property would make an ideal purchase for a wide range of buyers including families looking to upsize to their next home or buyers relocating to be within this popular residential location.

Situated in a popular location within Wollaton the property is well placed for a variety of local amenities including shops, public houses, Wollaton Hall and Deer Park and the popular Fernwood primary and secondary school all within walking distance.

There are tram and bus links close by providing easy access to Nottingham University, QMC and Nottingham city centre and is just a short distance from Beeston train station for journeys further afield.

In brief, the internal accommodation comprises: Entrance porch, entrance hall, spacious living/dining room, open plan kitchen/diner and WC to the ground floor. Rising to the first floor are four bedrooms, bathroom and separate WC.

To the front the property has a low maintenance paved front garden with a driveway leading to the integral garage. To the rear is an enclosed garden with a pebbled area, lawn and decked seating area with mature shrubs.

Offered to the market with the benefit of gas central heating and UPVC double glazing throughout, an early internal viewing comes highly recommended in order to be fully appreciated.

Entrance Porch
A UPVC double glazed door leads through to the entrance porch.

Entrance Hallway
A second door leads through to a spacious hallway with laminate flooring, radiator and access to storage cupboard.

Living/Dining Room
12'0" x 30'9" (3.681 x 9.384)
Split carpet and laminate flooring, two radiators, gas fire UPVC double glazed window to the front and French door to the rear.

Kitchen/Diner
17'5" x 13'11" (5.331 x 4.252)
With a range of wall, base and drawer units with worksurfaces over, breakfast bar and inset one and a half bowl sink with drainer. Integrated appliances including electric oven, gas hob and microwave. Space and fittings for freestanding dishwasher, washing machine and fridge/freezer. UPVC window and door to the rear. Access to the integral garage.

WC
With WC and wash hand basin.

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

Bedroom One
11'11" x 14'1" (3.647 x 4.303)
Carpeted room with radiator, fitted wardrobes and drawer units and UPVC double glazed window to the front aspect.

Bedroom Two
11'3" x 10'11" (3.431 x 3.344)
With laminate flooring, radiator and UPVC double glazed window to the rear aspect.

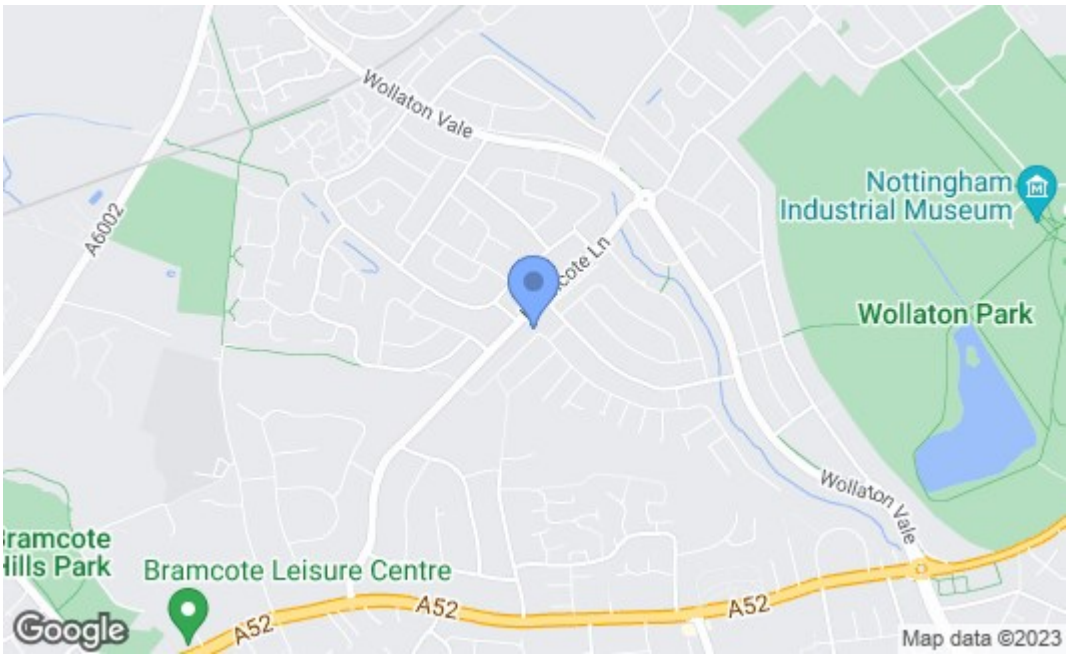
Bedroom Three
8'3" x 11'1" (2.525 x 3.382)
Carpeted room with radiator and UPVC window to the side aspect.

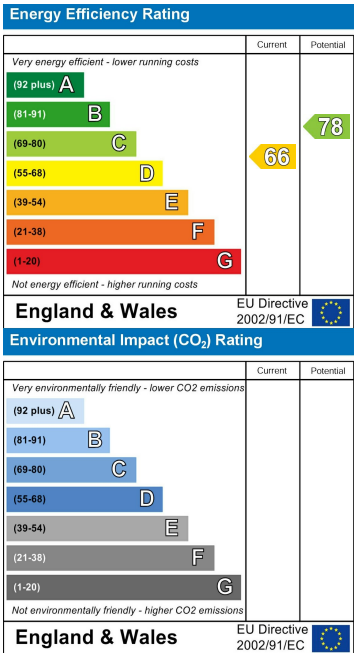
Bedroom Four
6'11" x 10'1" (2.127 x 3.085)
Carpeted room, with radiator and UPVC window to the side aspect.

Bathroom
Incorporating a three piece suite comprising bath with tap shower fittings, walk in mains powered shower with shower screen and wash hand basin.

Separate WC
With WC.

Outside
To the front the property has a low maintenance paved front garden with a driveway leading to the integral garage. To the rear is an enclosed garden with a pebbled area, lawn and decked seating area with mature shrubs.





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.

12 High Road, Beeston, Nottingham, Nottinghamshire, NG9 2JP
beeston@robertellis.co.uk
0115 922 0888