



**Surfleet Close**  
**Wollaton Nottingham NG8 2TG**

**£365,000 Freehold**

A spacious detached three bedroom bungalow offered to the market with no upward chain



A spacious detached three bedroom bungalow with the benefit of no upward chain.

This tidy and well maintained bungalow is an ideal purchase for a variety of buyers including anyone looking to downsize or any purchasers looking to relocate to the quiet town of Wollaton.

In brief, the property comprises: Entrance space, living room, kitchen, inner hallway, three bedrooms, bathroom and separate WC.

The property benefits from a lawned front garden with mature shrubs and a paved driveway to the side leading to the detached garage. The garage has electric doors and power. To the rear is a paved seating area, a lawned space and mature shrubs with fenced boundaries.

Occupying an established and sought after residential location close to a wide range of local amenities including Fernwood school, Bramcote Lane shops, and excellent transport links.

There is also the advantage of no upward chain. This great property is well worthy of an early viewing.



### Entrance Hall

Double glazed door through to a carpeted entrance space with storage cupboard.

### Living Room

15'2" x 19'1" (4.645 x 5.820)

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

### Kitchen

12'5" x 8'6" (3.800 x 2.611)

Wall, base and drawer units with worksurfaces over and inset sink with drainer. Space and fittings for freestanding appliances to include fridge/freezer, washing machine, dryer and electric oven. UPVC double glazed window to the front aspect and door to the side driveway.

### Inner Hallway

With access to two storage cupboards and the loft hatch.

### Bedroom One

9'8" x 17'9" (2.953 x 5.414)

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

### Bedroom Two

9'11" x 11'1" (3.040 x 3.399)

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

### Bedroom Three

7'9" x 11'5" (2.372 x 3.495)

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

### Bathroom

Bath with mains power shower over, pedestal wash hand basin, radiator and UPVC double glazed window to the side aspect.

### Separate WC

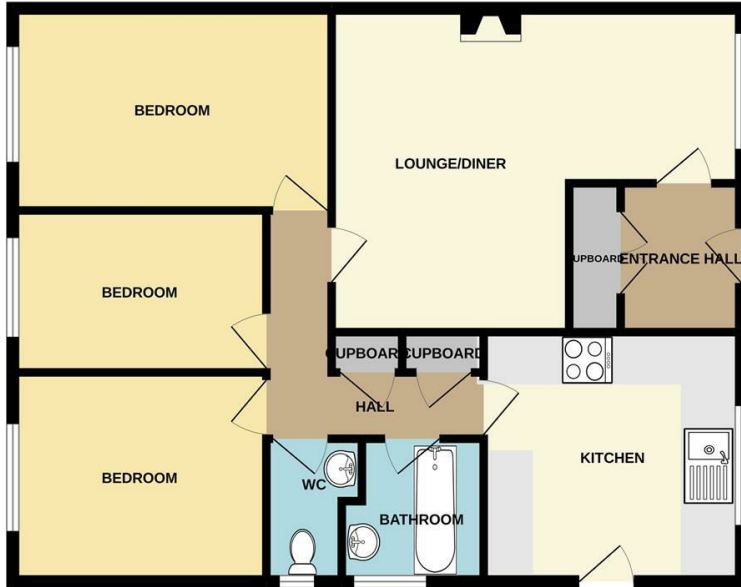
Low flush WC and pedestal wash hand basin.

### Outside

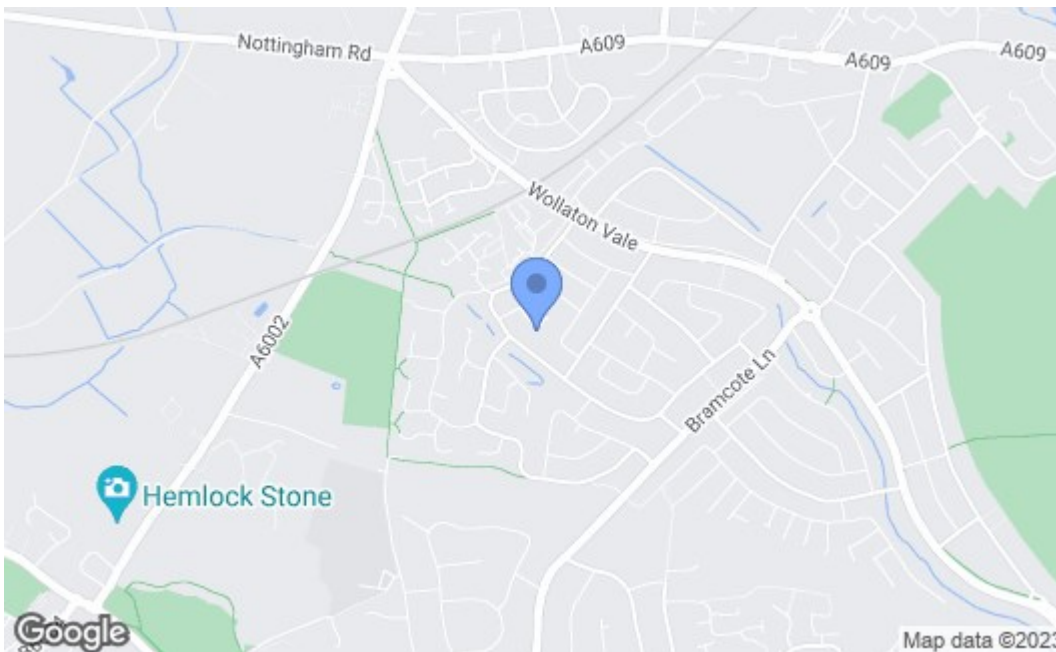
To the front of the property is a lawned garden with mature shrubs and a paved driveway to the side leading to the detached garage. The garage has electric doors, a water supply and power. To the rear is a paved seating area, a lawned space and mature shrubs with fenced boundaries.



GROUND FLOOR  
875 sq.ft. (81.3 sq.m.) approx.



TOTAL FLOOR AREA : 875 sq.ft. (81.3 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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