Robert Ellis

look no further...

Wollaton Paddocks,
, Wollaton
NG8 2ED

£299,950 Freehold

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This wonderful bungalow presents an excellent opportunity for those seeking a comfortable and convenient living space. The property features two well-proportioned bedrooms, making it ideal for small families, couples, or individuals looking for a peaceful retreat.

Upon entering, you will find a welcoming reception room that offers a perfect space for relaxation or entertaining guests. The layout is both practical and inviting, ensuring that every corner of the home is utilised effectively. The bungalow also boasts a well-appointed bathroom, catering to all your daily needs.

One of the standout features of this property is the availability of parking for up to four vehicles, providing added convenience for residents. Additionally, the bungalow benefits from chain-free vacant possession, allowing for a smooth and hassle-free transition for the new owner.

Wollaton Paddocks is a desirable location, known for its tranquil surroundings and community spirit. With local amenities and parks nearby, this property is not only a home but a lifestyle choice. Whether you are looking to downsize, invest, or find your first home, this bungalow offers a wonderful opportunity to enjoy comfortable living in a sought-after area. Do not miss the chance to make this charming property your own.

Entrance Porch
A composite entrance door, laminate flooring, UPVC double glazed window to the side and door to the entrance hall.

Entrance Hall
With radiator, loft-hatch and doors to the two bedrooms, lounge diner, bathroom and kitchen.

Bedroom One
12'0" x 10'0" (3.67m x 3.06m)
A carpeted double bedroom with fitted wardrobes, UPVC double glazed window to the front and radiator,

Bedroom Two
15'5" reducing to 12'7" x 8'6" (4.71m reducing to 3.84m x 2.61m)
A carpeted double bedroom with built-in wardrobes, radiator and UPVC double glazed window to the rear.

Bathroom
10'4" x 6'0" (3.15m x 1.85m)
Incorporating a four-piece suite comprising panelled bath, corner shower, pedestal wash-hand basin, WC, tiled walls, wall-mounted heated towel rail, spotlights, extractor fan, built-in vanity cupboard and UPVC double glazed window to the side.

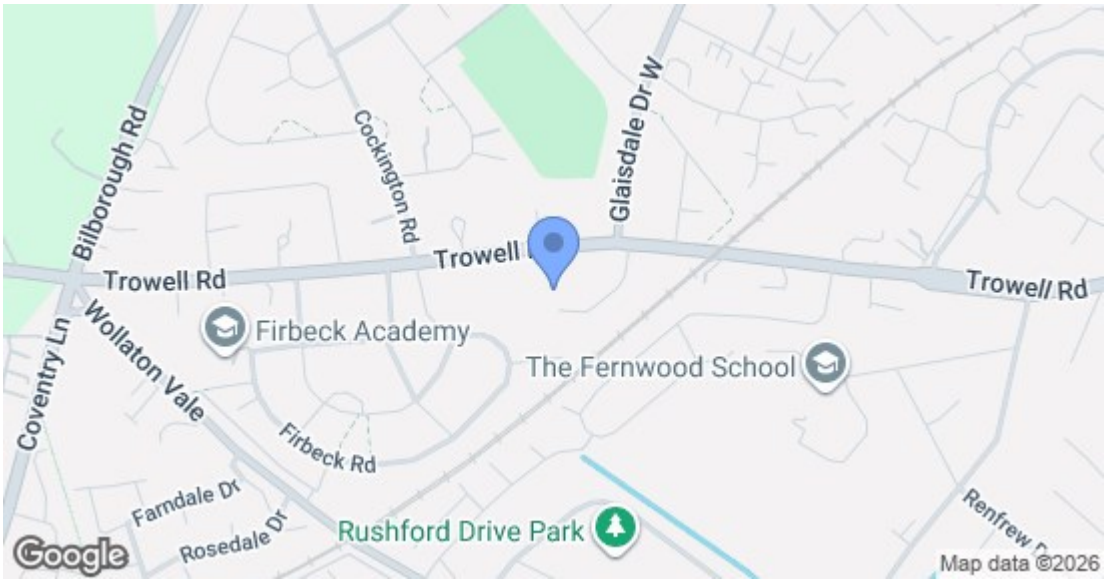
Kitchen
11'0" x 9'4" (3.37m x 2.87m)
Fitted with a range of wall, base and drawer units, work-surfaces, one-a-half bowl sink and drainer unit with a mixer tap, space for a cooker with extractor fan over, space for a fridge freezer, plumbing for a washing machine, UPVC double glazed window to the front and radiator.

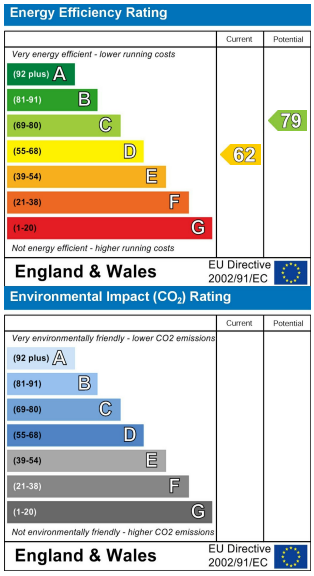
Lounge Diner
21'7" x 10'10" (6.6m x 3.32m)
A carpeted reception room with electric-fire with Adam-style mantle, two radiators and UPVC double glazed sliding door to the conservatory.

Conservatory
10'3" x 6'8" (3.13m x 2.04m)
Laminate flooring, radiator, UPVC double glazed French doors with flanking windows to the rear and UPVC double glazed windows to both sides.

Outside
To the front of the property you will find a lawned garden and a concrete driveway which leads to the garage, gated side access leads to the private and enclosed rear garden which includes three separate patio areas to catch sun at different times of the day, a gravelled area beyond, mature shrubs and fence boundaries.

Garage
17'1" x 8'3" (5.21m x 2.52m)
With an up and over garage door to the front, light and power.





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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