



558 Wollaton Road, Nottingham, NG8 2AA

Asking Price £720,000

- NO UPWARD CHAIN
- TWO BATHROOMS
- OPEN PLAN LIVING
- VERY LARGE ENCLOSED GARDEN
- FOUR BEDROOM SEMI DETACHED
- RECENTLY REFURBISHED
- OPPOSITE WOLLATON HALL & DEER PARK
- LARGE GATED DRIVEWAY



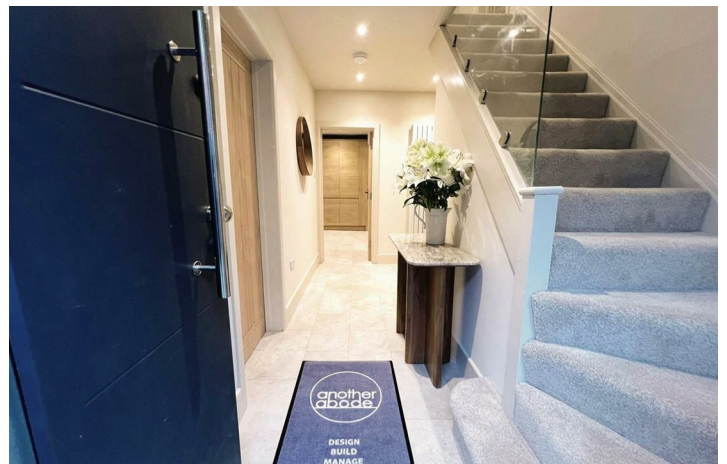
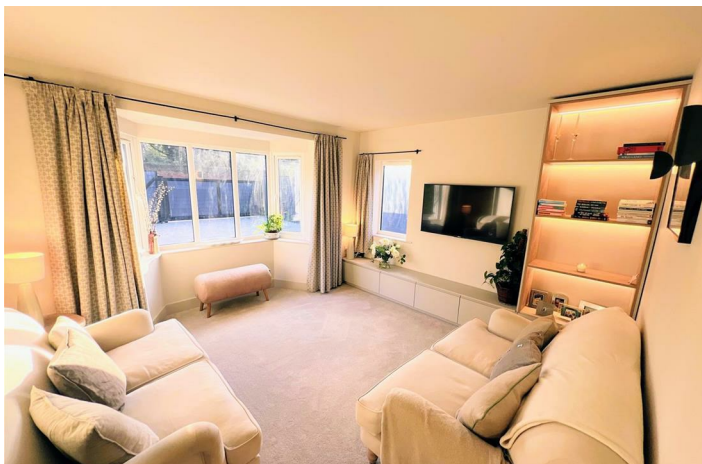
# 558 Wollaton Road, Nottingham NG8 2AA

This four bedroom family home has recently undergone a complete renovation. Including UPVC windows, boiler and central heating system, complete rewire, newly decorated throughout, new kitchen, family bathroom, en-suite and ground floor WC, hard flooring on the ground floor with deep carpets in the bedrooms, there is a fully landscaped garden for outdoor entertaining, with outdoor bath, garden room and garage.

We would like to make interested parties aware that the property is available with no onward chain. Quick completions can be organised if required.



Council Tax Band: D



#### Accommodation

Visitors are welcomed into the entrance hall which leads to the open plan living area and stairs rising to the first floor landing. The main reception space is the open plan kitchen with a generous island housing bar stools at one end and the living/dining room at the other. This area has hard flooring with sliding doors opening onto the garden. This is a well proportioned family space, comprising an extensive collection of storage units under granite work surfaces, incorporating an integrated oven and grill, fridge/freezer and two dishwashers. There are two integrated pantries complete with granite worktop. Further to the ground floor is the carpeted snug, with inbuilt storage. Finally there is a utility room housing the washing machine with more storage and the WC.

The first floor landing provides the family bathroom, with freestanding bath and walk in shower. The master bedroom and a second large bedroom are to the front and another double bedroom is to the rear with en-suite. The fourth double bedroom is on the second floor with additional storage space. Additionally there is a garden room, with electric heating and hard flooring which could be used as an office, this is adjacent to a freestanding outdoor bath with hot and cold running water sited under a pergola.

Further landscaping includes two large paved areas linked by stepping stones. This provides a lovely area for outdoor entertaining.

There is a large children's play area and the whole garden is safely contained with new composite fencing. Finally there is a generous newly built garage with electric roller doors.

The resin drive with inset lighting provides parking for several vehicles. Electric gates, CCTV and outdoor lighting provide security for the property. There is an electric charging point for cars.

Viewing is strongly recommended and can be arranged day or evening

#### Location

Perfectly located opposite the main entrance to Wollaton Deer Park, there are excellent transport links into Nottingham City Centre.

Conveniently located for Fernwood and Bramcote schools makes this an ideal choice for families.

#### Services

The property is connected to mains drainage, water, gas and electricity supply. The new gas fired combi boiler provides central heating to radiators.











Viewings

Viewings by arrangement only. Call 01159625003 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		68
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

558 Wollaton Road - Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms, and any other items are approximate and no responsibility is taken for any errors, omissions or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Windows, doors, room sizes and other items included in this floor plan are NOT TO SCALE.