



184 Wollaton Road, NG9 2PH

£380000.00

A Summary

Comfort Estates are delighted to showcase this beautifully presented, 3 bedroom home located in the highly sought after town of Beeston with NO CHAIN. Having recently been fully refurbished, this home is ideal for those looking to walk in, put their furniture down and do nothing! If you are seeking modern living with plenty of amenities surrounding you, then this is the perfect property for you. There are uninterrupted views to the rear overlooking allotments, making the garden feel even more private!

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Story of the house

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In brief, the accommodation comprises: entrance hall, lounge with walk-in bay window, extended and open plan living kitchen, utility room, cloakroom, bathroom and three double bedrooms with bedroom one having an en-suite shower room. Outside there is a driveway providing off street parking and a 75ft long garden which is laid mainly to lawn and has a contemporary decking area with glass and brushed steel balustrade patio and garage storage.

Beeston's thriving town centre offers a great range of local shops, supermarkets bars and restaurants close by. Good schools are closely located and there are excellent transport links to Nottingham City Centre, QMC and the M1.

This is a rare opportunity to acquire a modern home within a desirable location and NO CHAIN!



The Entrance

The property has an Entrance Porch with a composite front door with double glazed glass panels to the middle of the door and either side leading to the Entrance Hall.

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The Entrance Hall

Benefitting from a storage cupboard, LED lighting, a radiator, modern wood effect laminate flooring, stairs to first floor accommodation and doors leading through to the Lounge, Open Plan Living Kitchen and Cloakroom.

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The Cloakroom

Cleverly fitted under the stairs is this Cloakroom comprising low level WC, sink and double glazed obscure glass window to the side elevation.

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The Lounge

This light and airy Lounge has been neutrally decorated and has a double glazed walk-in bay window, radiator, TV point and ceiling light.

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The Open Plan Living Kitchen

A light and bright living area open through to the extended kitchen and dining space, being of high quality with a recently refitted kitchen including a breakfast bar area. The kitchen is fitted with a delightful range of wood effect base and wall mounted units with rose gold handles and roll top work surface over, inset stainless steel sink with mixer tap over and marble effect splashbacks. Integrated appliances include a dishwasher, fridge-freezer, inset four ring ceramic hob with electric over and stainless steel extractor fan above. There is a contemporary lantern skylight over the rear extension and bi-fold doors leading to the rear garden.

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The Utility Room

Similar to the Kitchen, the Utility Room is fitted with modern base and wall mounted units with a work surface over and has space and plumbing for an automatic washing machine. There is the continuation of the wood effect laminate flooring as well as a double glazed window to the side elevation. There is a recently fitted consumer unit and an Ideal logic combination boiler located through a door into another storage area.

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The First Floor Landing

Access to the boarded loft, double glazed obscure glass window to the side elevation and doors to Bedroom and Bathroom accommodation.

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The Bedroom One

With views overlooking the rear garden and scenic views beyond through a double glazed window, this rooms has a radiator, ceiling light point and door the En-suite Shower Room.

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The En-suite Shower Room

Fitted with a three piece suite comprising low level WC, wash hand basin with a vanity storage unit and tiling to splashbacks and a fully tiled shower cubicle with chrome shower head over.

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The Bedroom Two

Another well proportioned bedroom with a radiator and double glazed window to the front elevation.

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The Bedroom Three

A further double bedroom with a radiator and double glazed window to the front elevation.

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The Bathroom

A freshly fitted Bathroom with a three piece suite comprising low level WC, wash hand basin with vanity storage unit underneath and a panel bath with a chrome mixer tap, and both a rain shower head and hand held shower head. There is a curved glass screen on the bath and ceramic tiled splashbacks at the back of the sink. Additionally, there is a chrome vertical heated towel rail, wood effect laminate flooring and a double glazed obscure glass window to the rear elevation.

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The Outside

The property has a fantastic curb appeal with a contemporary feel from the outside and benefits from a driveway providing off street parking and a gate to access the larger than average, 75ft long rear garden. To the rear, there are up and down lighters and a raised decking area with glass panels and brushed steel handrails and posts, ideal for entertaining and alfresco dining! Steps lead down to the lawn, which in turn leads to a further paved patio area and garage storage.

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The Utilities, Rights & Restrictions

Total Floor Area: 105 square metres | Electric: Mains Supply | Water: Mains Supply | Heating: Gas Central Heating | Broadband: Ultrafast available in the area | Mobile Coverage: You are likely to have voice and data coverage | Sewage: Mains Supply | Restrictions: Ask Agent | Tenure: Freehold | Easements, servitudes or wayleaves: Ask Agent | Public rights of way: Ask Agent | Conservation area: No | Coal Mining: The property is within the Coalfield Consultation | Parking: Private Driveway | Licencing Area: The property is within the HMO Mandatory Licencing Area and Additional Licencing Area | Council Tax - Band C | Flood risk: Not known | Flood defences: Not known |

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The Disclaimer

These sales particulars have been prepared by Comfort Estates on behalf of the vendor. Fixtures and fittings other than those mentioned are to be agreed with the Seller. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Statements contained within this brochure are provided in good faith and are understood to be accurate, although cannot be guaranteed since we rely on information provided by other parties. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. If you require further information on any points, please contact us.

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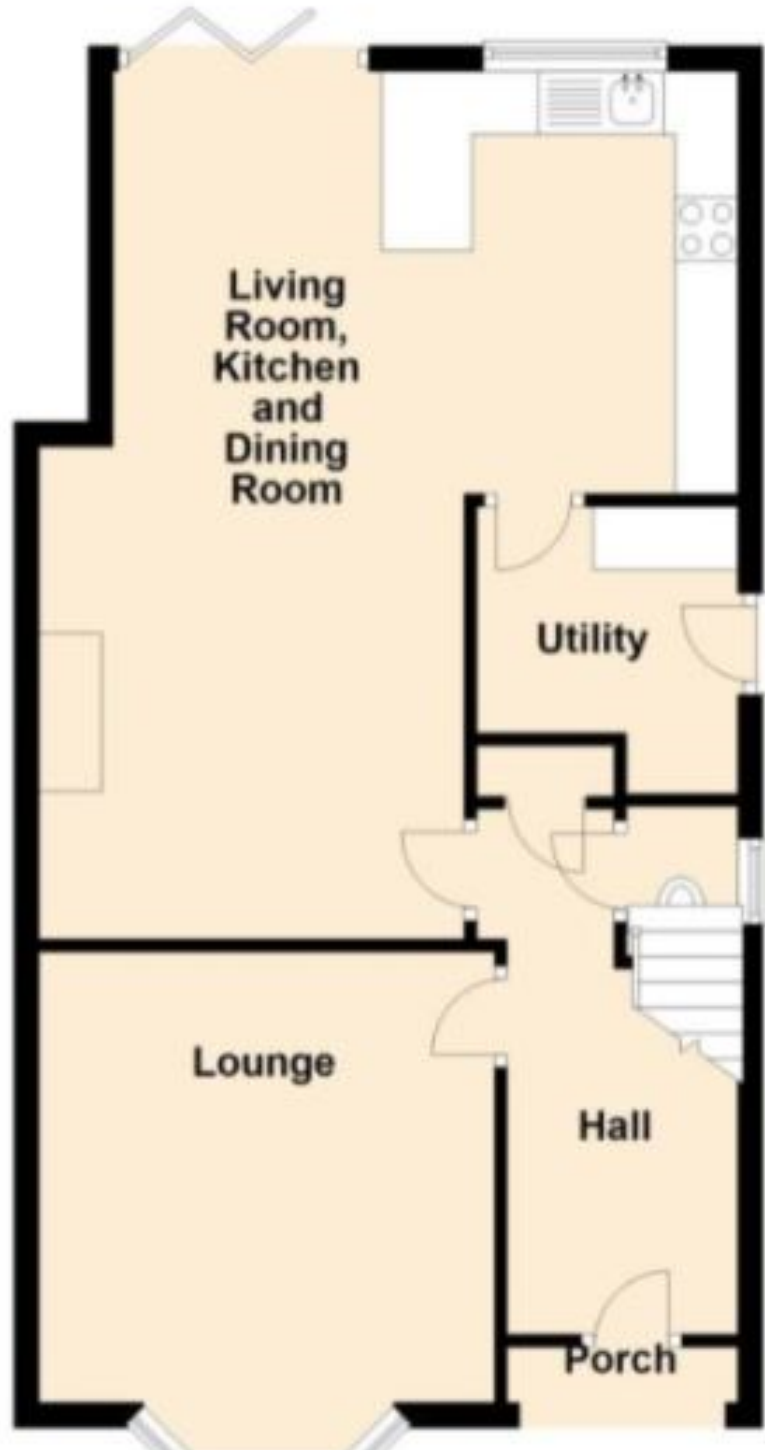
The Money Laundering

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (MLR 2017) came into force on 26 June 2017. Comfort Estates require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to Comfort Estates removing a property from the market and instructing solicitors for your purchase.

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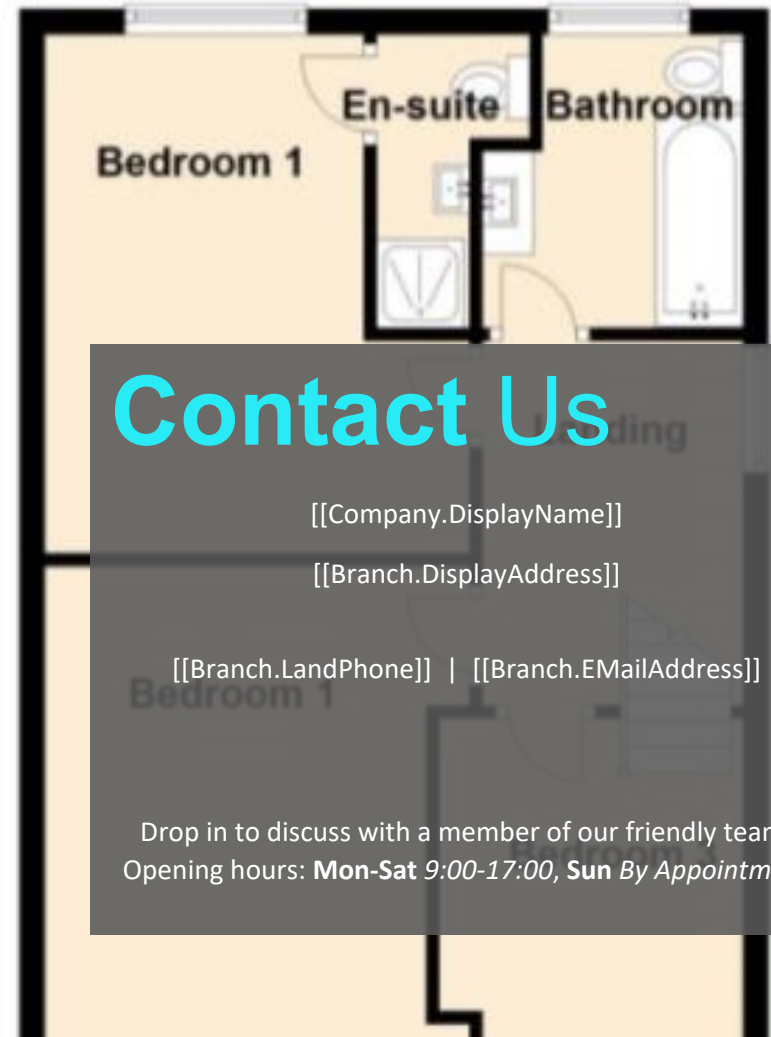
Ground Floor

Approx. 57.3 sq. metres (617.2 sq. feet)



First Floor

Approx. 46.4 sq. metres (499.9 sq. feet)



Contact Us

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Drop in to discuss with a member of our friendly team:
Opening hours: **Mon-Sat 9:00-17:00**, *Sun By Appointment*