

Hawton Crescent, Wollaton, Nottingham, NG8 1ED Guide Price £250,000-£260,000 Freehold



Hawton Crescent, Wollaton

2 Bedrooms, 1 Bathroom

Guide Price £250,000-£260,000

- Two Bedroom Semi-Detached Bungalow
- Sought After Location Close To Wollaton

Hall & Deer Park

- Immaculately Presented
- Upgraded By Current Owners
- Ample Off Road Parking & Garage
- New Boiler August 2021
- Freehold
- Council Tax Band B
- Additional Insulation Added

GUIDE PRICE £250,000-£260,000. Immaculately presented throughout and having been significantly upgraded by the current owners this two bedroom semi-detached bungalow sits in a sought after location bordering Wollaton Hall & Deer Park . The property, in brief, comprises of a porch leading through to a hallway, a spacious lounge/diner, fitted kitchen, two double bedrooms and a bathroom. Externally, there is a low maintenance, enclosed rear garden, ample off road parking and a detached garage. A new boiler was installed in August 2021 and there has been additional loft and wall insulation improving energy efficiency. Early viewing is strongly recommended.







HALLWAY Accessed via an initial porch with external uPVC door with ceramic floor tiling and ceiling light, the hallway has a fitted carpet, wall mounted radiator and ceiling light.

LOUNGE/DINER 20' 8" x 14' 7" max reducing to 8' 8" (6.3m x 4.44m) The lounge area has a fitted carpet, uPVC double glazed window to the front elevation, wall mounted radiator, storage cupboard and ceiling light. The dining area has a fitted carpet, uPVC double glazed window to the rear elevation and ceiling light.

KITCHEN 8' 10" x 8' 8" (2.69m x 2.64m) With a range of fitted high and low level units with a rolled edge worktop over incorporating a one and quarter bowl sink and drainer, cooker point with extractor hood over, washing machine and dishwasher plumbing, ceramic floor and full wall tiling, wall mounted radiator, uPVC double glazed window to the rear elevation and external door to the side, storage cupboard and ceiling light.

MASTER BEDROOM 11'8" x 11'6" (3.56m x 3.51m) With a fitted carpet, uPVC double glazed window to the front elevation, wall mounted radiator and ceiling light. There are a range of wardrobes which are not fitted but can be left by negotiation.

BEDROOM TWO 11' 6" x 8' 9" (3.51m x 2.67m) With a fitted carpet, uPVC double glazed window to the rear elevation, wall mounted radiator and ceiling light.

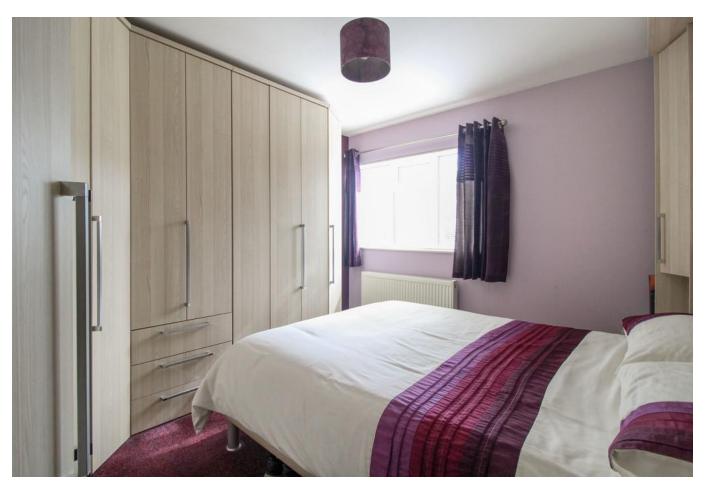
BATHROOM With a fitted suite comprising of a P-Shaped panelled bath with chrome mixer tap and a mains fitted mixer bar shower over, low flush w.c., pedestal wash hand basin, vinyl floor covering, full wall tiling, chrome heated towel rail, opaque uPVC double glazed window to the rear elevation and ceiling light.

EXTERNAL The property enjoys an enclosed rear garden with several gravelled areas and a patio alongside mature shrubs, a fenced boundary and gate access. To the front is a gravelled garden with a range of mature shrubs and a block paved driveway

providing ample off road parking and leading to a detached single garage with up and over door.





















GROUND FLOOR 720 sq.ft. (66.9 sq.m.) approx.



TOTAL FLOOR AREA: 720 sq.ft. (66.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorage contained here, measurements of doors, windows, rooms and any other terms are approximate and no responsibility is taken for any error, prospective purchaser. The services, systems and appliances shrown have not been tested and no guarantee as to their operability or efficiency can be given.

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