



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 floorplan contained here, 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.
Made with Metropix ©2023

Martin & Co Beeston

23 Wollaton Road • Beeston • Nottingham • NG9 2NG
T: 0115 9225555 • E: beeston@martinco.com

0115 9225555
<http://www.martinco.com>

MARTIN & CO

Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.