



**Parkside, Wollaton, Nottingham, NG8 2NQ**  
£795,000 Freehold

  
**MARTIN&CO**

## Parkside, Wollaton

4 Bedrooms, 2 Bathroom

£795,000

- Three/Four Bedroom Detached House
- Sought After & Prestigious Road
- Stunning Orangery With Bi-Folding Doors
- Landscaped Garden With Hot Tub
- Refitted Kitchen
- Refitted Shower Rooms
- New Boiler Installed 2023
- Council Tax Band E

Situated on this prestigious and most sought after road within walking distance of Wollaton Hall Park & Gardens stands this three/four bedroom detached home. Offering so much more than meets the eye the property has been extended to include a stunning orangery off the refitted kitchen providing open plan living and with bi-folding doors the flow to the landscaped rear garden is seamless. Also to the ground floor is a separate dual aspect living room with feature fireplace, a fourth bedroom, a shower room and separate utility space. To the first floor are three further bedrooms and a refitted shower room. Externally, the secluded rear garden offers a range of established plants, shrubs and trees, a raised decking area and hot tub. To the front is a driveway providing off road parking and leading to a garage which is perfect for storage or a workshop. Early viewing is strongly recommended to appreciate the accommodation available.



**HALLWAY** 14' 10" x 6' (4.52m x 1.83m) Accessed via an external door with wood effect flooring, stairs rising to the first floor, under stairs storage cupboard and two ceiling lights.

**LIVING ROOM** 16' 8" x 13' 0" (5.08m x 3.96m) With a fitted carpet, double glazed sash window to the front elevation, bi-folding doors to the rear garden, wall mounted radiator, feature fireplace with surround and two stained glass windows and ceiling light.

**BEDROOM FOUR** 12' 8" x 12' (3.86m x 3.66m) With ceramic tiled flooring, double glazed sash window to the front elevation, fireplace with surround, wall mounted radiator and ceiling light.

**KITCHEN** 13' 1" x 9' (3.99m x 2.74m) With a range of fitted high and low level units with a squared edge worktop over incorporating a twin sink and breakfast bar seating, upstand and splash back tiling, integrated electric double oven, integrated fridge, freezer and dishwasher, inset hob with extractor hood over,

ceramic floor tiling, vertical radiator and fitted ceiling spotlights.

**ORANGERY** 25' x 16' 1" (7.62m x 4.9m) The real heart and hub of the home this large open plan space is off the kitchen and offers a range of bi-folding doors to two elevations providing a seamless transition from indoor to outdoor living and flooding the space with light. There is a ceramic tiled floor with underfloor heating, two column radiators, a fitted media unit, a large lantern window to the ceiling and fitted ceiling spotlights.

**HALL** With ceramic tiled flooring and a ceiling light providing access to the ground floor shower room and utility.

**GROUND FLOOR SHOWER ROOM** Comprising of a corner shower enclosure with a mains fed mixer bar shower, low flush w.c., vanity wash hand basin, full ceramic floor and wall tiling, chrome heated towel rail and ceiling light.

**UTILITY ROOM** 9' x 8' (2.74m x 2.44m) With a range of fitted high and low level units with a squared edge worktop over incorporating a stainless steel sink, splash back tiling, washing machine plumbing and dryer point, ceramic floor tiling, external door and fitted ceiling spotlights.

**LANDING** With a fitted carpet, dual aspect double glazed windows to the front and rear elevations, wall mounted radiator and ceiling light.

**MASTER BEDROOM** 15' 1" x 12' (4.6m x 3.66m) With a fitted carpet, dual aspect double glazed windows to the front and side elevations, eaves storage, wall mounted radiator and ceiling light.

**BEDROOM TWO** 13' x 12' (3.96m x 3.66m) With a fitted carpet, double glazed sash window to the front elevation, wall mounted radiator and ceiling light.

**BEDROOM THREE** 10' x 7' 8" (3.05m x 2.34m) With a



fitted carpet, double glazed sash window to the side elevation, a range of fitted wardrobes, wall mounted radiator and ceiling light.

**SHOWER ROOM** Comprising of a double wide walk in shower enclosure with a mains fed mixer bar shower, low flush w.c., pedestal wash hand basin, full ceramic floor and wall tiling, chrome heated towel rail, opaque uPVC double glazed window to the rear elevation and fitted ceiling spotlights.

**EXTERNAL** The property offers a beautiful and secluded rear garden; south-west facing it is laid to lawn with a raised composite decking area perfect for al fresco dining and entertaining, there is a hot tub (included in sale) with a pergola over and a range of mature shrubs, plants and trees along with a fenced boundary and secure gate access. To the front a driveway provides ample off road parking and access to the garage which has been reduced to allow for the utility but still makes for an ideal workshop space or storage. The front garden has a range of mature shrubs and trees allowing for a great level of privacy.







## Martin & Co Beeston

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