



A modernised & extended four-bedroom family home

Park House, 132 Harrow Road, Wollaton, Nottingham

Freehold

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Highly desirable residential location • Retaining many period features throughout • Four double bedrooms over two storeys • Three ground floor reception rooms / areas
 High-quality hand-crafted Charles Yorke kitchen
 Principal bedroom with en suite to the second floor
 Ample off-street parking to the front aspect • EPC rating: D

Location

Wollaton is a highly regarded residential suburb on the outskirts of Nottingham city centre, being extremely well placed for the services and amenities available within the city and Wollaton itself, with a range of local shops and amenities situated less than one mile away at Bramcote Lane. A bus service from Wollaton Road provides transport to independent schools, Trent College in Long Eaton and Nottingham High School.

Nottingham city centre is readily accessible providing more extensive retail, commercial and leisure amenities. The M1 is also within easy reach, with Junctions 25 and 26 less than 10 minutes' drive away.

Description

A spacious, four-bedroom detached family home occupying an enviable position on Harrow Road which is one of the most sought after addresses in Wollaton. Park House has been extensively modernised and extended during the current owners' time there to provide a high-quality, contemporary three-storey family home. There are three reception rooms / areas to the ground floor, three bedrooms and the family bathroom to the first floor and a second floor

level which has the principal bedroom.

Ground Floor

A storm porch which provides useful cloak and shoe storage leads onto the stained glass entrance door and into the hallway with original oak flooring and wood panelling to the walls. The ground floor WC and under stairs storage cupboard are accessible directly off the entrance hall.

A well-proportioned family room sits to the front of the property and features engineered oak flooring, a cast iron gas fire and a bay window with encased stained glass windows and fitted shutters.

The large sitting / dining room sits to the rear aspect and was extended by the current owner occupiers to create a pleasant reception room with engineered oak flooring and full width bi-fold doors which open to the garden. Directly off the sitting / dining room there is a fully vaulted study with exposed beams, Velux windows and a range of fitted storage cupboards and shelving.

Adjacent to the sitting / dining room is the delightful kitchen / breakfast room which incorporates a range of bespoke hand-crafted, hand-painted Charles Yorke base and wall units with granite work surfaces.





There is a collection of integrated Neff appliances throughout the kitchen which includes a microwave oven, an electric oven, a dishwasher and a five-burner gas hob with extractor above. Other integral appliances include a washing machine, fridge and a freezer. There is also a bi-fold door that leads from the kitchen to the rear garden.

Outside

The front of the property is block-paved and provides off-street parking for up to three vehicles. The rear garden is one of Harrow Road's largest and includes a full-width decking area overlooked by the sitting area and kitchen. There is a generous, well-maintained lawn and two storage sheds.

First Floor

Stairs climb from the entrance hall to the first floor landing and onto the accommodation at this level. There are three bedrooms to the first floor - a double bedroom to the front elevation with a bay window; another double bedroom, with a pleasant dual aspect, overlooks the garden to the rear, while the property's fourth bedroom is positioned to the front. The family bathroom suite serves the first floor bedrooms and is fitted with a Jacuzzi bath, a low-level WC, a walk-in shower enclosure, two chrome heated towel rails and a wall-mounted sink.

Tenure

Freehold

Services

Mains electricity, gas-fired central heating, drainage and water are connected to the property.

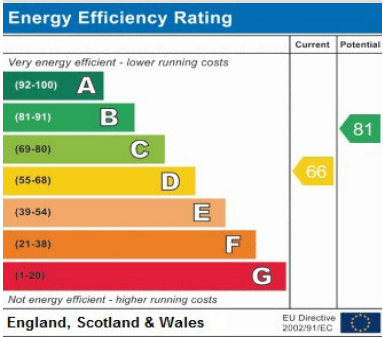
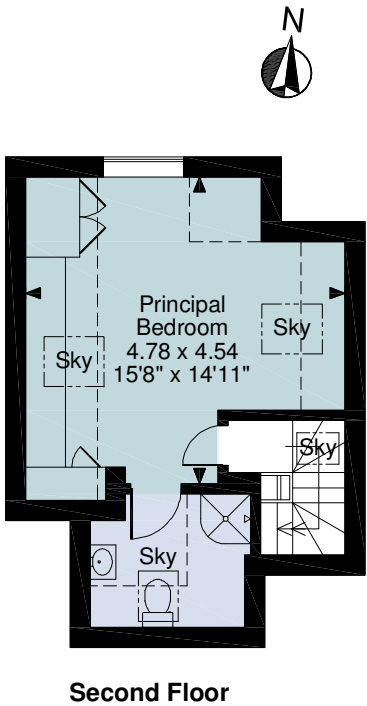
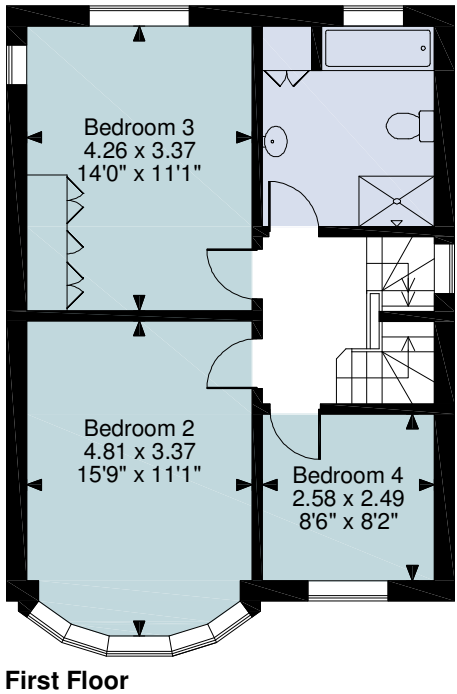
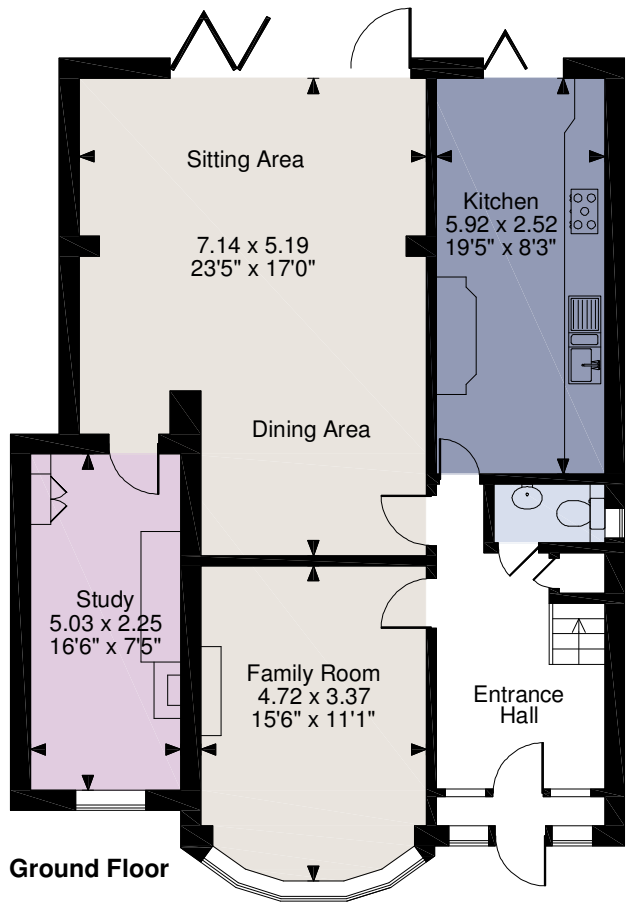
Viewing

Strictly by appointment with Savills.



Second Floor

The second floor loft conversion features a generous principal suite with exposed wood flooring and a triangular panoramic window which overlooks the garden. It has fitted storage and wardrobes, two Velux windows and a three-piece en suite shower room.



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