



**Toston Drive  
Wollaton, Nottingham NG8 1DA**

**A TWO BEDROOM DETACHED BUNGLOW,  
SELLING WITH NO UPWARD CHAIN**

**Guide Price £240,000 Freehold**



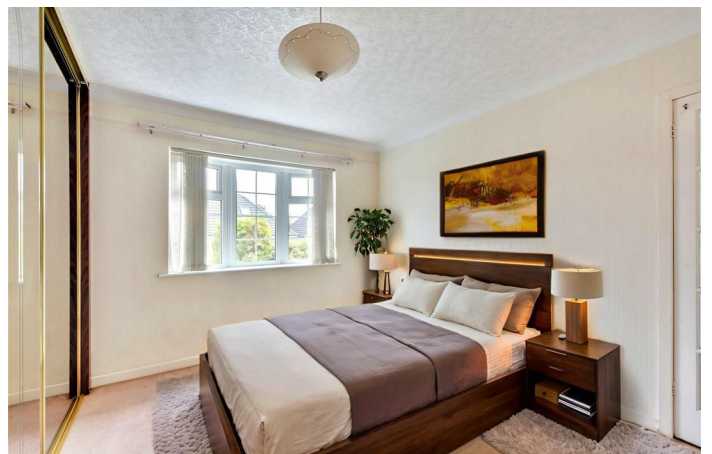


\*\*\* GUIDE PRICE £240,000 - £250,000 \*\*\*

Robert Ellis are delighted to bring to the market this well-presented detached bungalow, offered to the market with no upward chain. Situated on the ever-popular Toston Drive in Wollaton, the property is ideally located for easy access to Nottingham University, the QMC Hospital, and excellent local transport links.

The bungalow provides versatile accommodation with two reception rooms, a fitted kitchen, two bedrooms and a bathroom. The property benefits from gas central heating and double glazing throughout. Externally, there are gardens to both the front and rear along with a driveway providing off-street parking.

Wollaton is a highly sought-after residential location, well known for Wollaton Hall and Deer Park, as well as a range of shops, amenities, and highly regarded schools. With the added advantage of no upward chain, this property is perfect for buyers looking to downsize, invest, or secure a home in this desirable area.



### Entrance Porch

4'3 x 5'08 approx (1.30m x 1.73m approx)

Modern glazed wooden door to the front elevation with fixed windows either side, quarry tile flooring, ceiling light point, internal French doors leading to the inner entrance hallway.

### Inner Entrance Hallway

5'9 x 10'3 approx (1.75m x 3.12m approx)

Wall mounted radiator, coving to the ceiling, ceiling light point, panelled doors leading off to:

### Bedroom One

11'10 x 11'10 approx (3.61m x 3.61m approx)

UPVC double glazed bay window to the front elevation, coving to the ceiling, ceiling light point, wall mounted radiator, built-in wardrobes with sliding mirrored doors and inset shelving.

### Bedroom Two

11'9 x 9'2 approx (3.58m x 2.79m approx)

UPVC double glazed window to the rear elevation, ceiling light point, wall mounted radiator, built-in wardrobes with sliding mirrored doors.

### Shower Room

5'08 x 5'07 approx (1.73m x 1.70m approx)

Modern three piece suite comprising walk-in shower enclosure with Mira electric shower above, pedestal wash hand basin, low level flush WC, UPVC double glazed window to the rear elevation, wall mounted radiator, ceiling light point, extractor fan.

### Dining Room

8'11 x 9' approx (2.72m x 2.74m approx)

UPVC double glazed window to the rear elevation, wall mounted radiator, ceiling light point, coving to the ceiling, internal glazed French doors leading through to the living room.

### Living Room

12'1 x 14'8 approx (3.68m x 4.47m approx)

UPVC double glazed bay window to the front elevation, coving to the ceiling, wall light points, feature fireplace incorporating wooden surround, glass hearth and back panel with inset living flame gas fire, glazed door leading to the boiler house.

### Boiler House

12'11 x 2'9 approx (3.94m x 0.84m approx)

Wall mounted Ideal gas central heating combination boiler, gas meter and electric meter points, electrical consumer unit, ceiling light point.

### Fitted Kitchen

8'8 x 8'08 approx (2.64m x 2.64m approx)

A range of matching wall and base units incorporating laminate worksurfaces over, 1 1/2 bowl ceramic sink with mixer tap above,

kick board heater, integrated oven with four ring gas hob over and extractor hood above, UPVC double glazed window to the rear elevation, tiled splashbacks, ceiling light point, breakfast bar, space and plumbing for an automatic washing machine, pantry providing useful additional storage space, glazed door leading to the side lobby.

### Side Lobby

5'4 x 16' approx (1.63m x 4.88m approx)

Glazed windows and doors to the front and rear elevations with a sliding patio door leading to the rear garden, internal glazed door leading through to the fitted kitchen, providing useful additional storage cupboard.

### Outside

#### Rear of Property

To the rear of the property there is an enclosed rear garden with paved patio area, low maintenance gravelled garden, mature shrubs and trees planted to the borders, additional patio to the rear featuring a pergola, garden store, secure gated access to the side of the property.

#### Front of Property

To the front of the property there is a block paved pathway leading to the front entrance door, block paved driveway providing off the road vehicle hardstanding, mature shrubs planted to the boundaries providing natural screening.

#### Agents Notes: Additional Information

Council Tax Band: C

Local Authority: Nottingham

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 10mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

Flood Defences: No

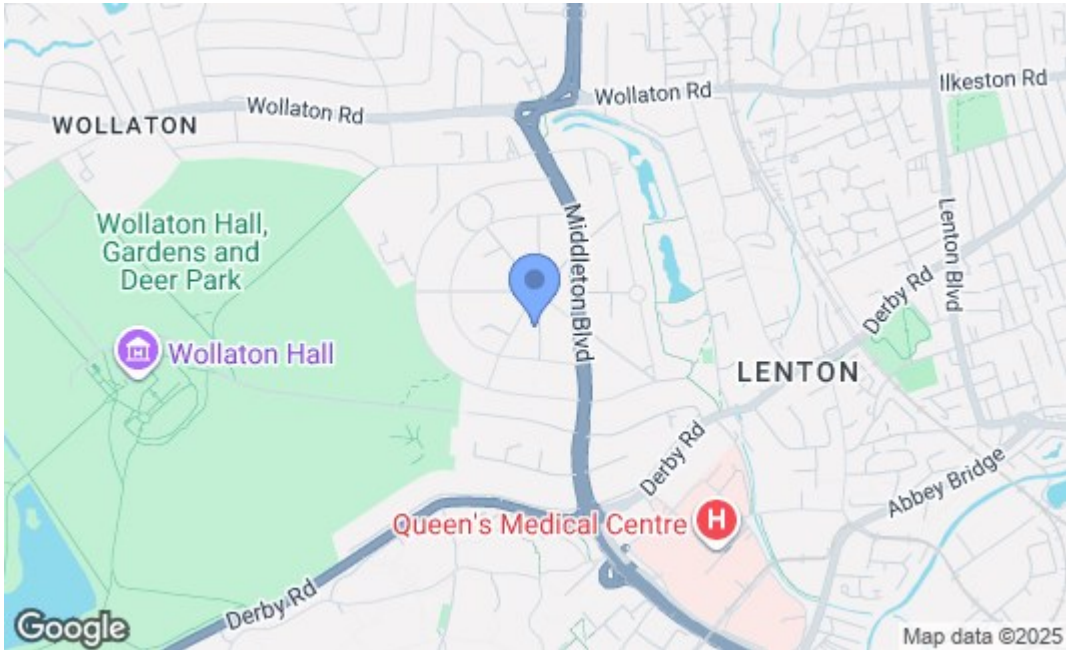
Non-Standard Construction: Yes

Any Legal Restrictions: No

Other Material Issues: No







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	46	
(1-20) G		66
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.