Robert Ellis

look no further...

Toston Drive,
Wollaton, Nottingham
NG8 1EH

£325,000 Freehold

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This recently renovated home offers a versatile ground floor space comprising of an open plan kitchen diner with utility room and living room, two double bedrooms and a bathroom. Rising to the first floor are two double bedrooms and a bathroom.

The property benefits from a pebbled driveway to the front for multiple vehicles, a lawned grass area with hedged boundaries with side access to the rear garden where you will find a primarily lawned area with mature shrubs and fenced boundaries.

Occupying a sought after location, convenient for a wide range of local amenities and transport links, schools for all ages are within easy reach and for those looking to commute further afield the A52 for Nottingham, Derby and junction 25 of the M1 motorway is a short drive away.

Wollaton offers a host of amenities including shops, a post office and easy access to both the QMC and Nottingham University.

With the knowledge that everything in this bungalow has been recently renovated, an early viewing comes highly recommended.

Hallway
With double glazed door though to entrance hall.

Kitchen/Diner/Living Space
17'8" x 21'2" (5.388 x 6.468)
With laminate flooring, two radiators, UPVC double glazed windows to the front and rear aspect and UPVC French doors to the rear garden.

Kitchen

With wall, base and drawer units with worksurfaces and island, inset sink with drainer, integrated electric oven and induction hob with extractor fan above. Space and fittings for freestanding appliances to include a fridge/freezer and dishwasher.

Utility Room
4'10" x 9'9" (1.493 x 2.975)
With wall and base units with worksurfaces over, wall mounted boiler, space and fittings for appliances to include washing machine and dryer.

Bedroom One
11'5" x 11'8" (3.483 x 3.569)
Carpeted room with radiator and UPVC double glazed window to the front aspect.

Bedroom Two
11'1" x 11'6" (3.387 x 3.517)
Carpeted room with radiator and UPVC double glazed window to the rear aspect.

Bathroom
Incorporating a three piece suite comprising walk in electric power shower with glass screens, wash hand basin with fitted units and WC.

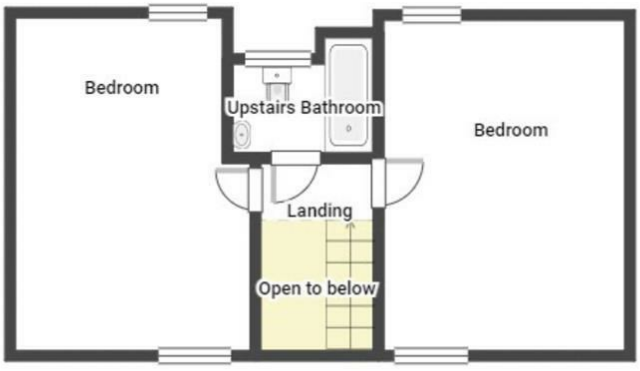
First Floor Landing

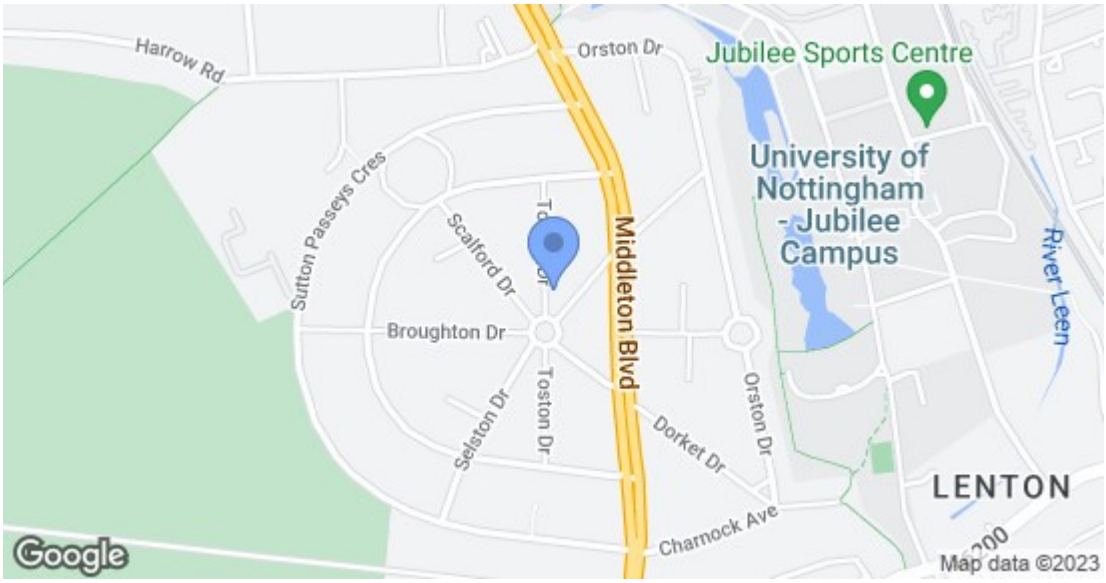
Bedroom Three
11'3" x 15'8" (3.451 x 4.788)
Carpeted room with radiator and two Velux roof windows.

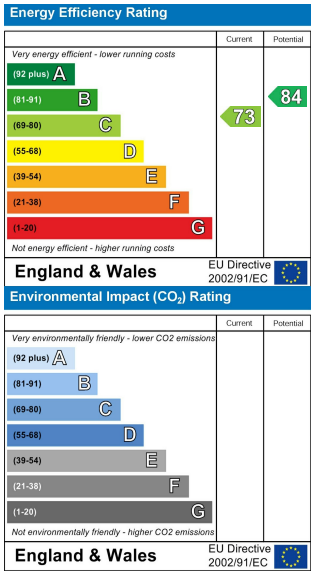
Bedroom Four
11'0" x 15'8" (3.373 x 4.776)
Carpeted room with radiator and two Velux roof windows.

Bathroom
Incorporating a three piece suite comprising bath with tap shower fittings, wash hand basin with fitted units and WC.

Outside
To the front of the property is a pebbled driveway with ample parking space, a lawned grass area with hedged boundaries with side access to the rear garden. To the rear you will find a primarily lawned area with mature shrubs and fenced boundaries.







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.

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