Robert Ellis

*look no further...*

Scalford Drive,
Wollaton, Nottingham
NG8 1EE

**£235,000 Freehold**

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Robert Ellis are please to bring to the market for the first time in approximately forty years, this two bedroom double fronted semi-detached bungalow situated in this desirable Wollaton Park location in Nottingham.

With accommodation on one level, comprising an entrance hall, two bedrooms, bathroom, spacious living dining room, conservatory and kitchen.

The property also benefits from gas fired central heating, double glazing, off-street parking and enclosed garden to the rear.

The property has also had a replacement roof structure (some 12-18 months ago) offering further peace of mind to the onward purchaser.

The property is located favourably within easy reach of both Queens Medical Centre and Nottingham City Hospital. There is also easy access to good transport links to the surrounding area, including Beeston and its variety of national and independent retailers. There is also easy access to ample outdoor space, including that of Wollaton Hall & Park.

Due to the property being on a nice, level access plot, we believe that the property would make an ideal downsize or retirement property. We highly recommend an internal viewing.

## Entrance Hall
5'9" x 5'8" (1.77 x 1.74)
uPVC panel and stained glass front entrance door with double glazed window to the side of the door, radiator, dado rail. Doors to bathroom, bedroom one and living room.

## Bathroom
8'9" x 5'8" (2.69 x 1.73)
Three piece suite comprising panel bath with mixer tap and "Triton" electric shower over, low flush WC, wash hand basin with mixer tap. Tiling to the walls, radiator, useful storage cupboard with shelving (previous airing cupboard), double glazed window to the side, wall mounted bathroom cabinet.

## Bedroom One
11'6" x 9'11" (3.52 x 3.04)
Double glazed bow window to the front, radiator, dado rail.

## Living Dining Room
26'6" x 12'9" (8.09 x 3.89)
Double glazed French doors opening out to the conservatory, double glazed bow window to the rear, brick and Cornish slate fireplace incorporating coal style gas fire, media points, coving, dado rail, two radiators. Door with access back to the hallway. Doors to the kitchen and bedroom two.

## Bedroom Two
11'9" x 8'10" (3.60 x 2.70)
Double glazed bow window to the front, coving, dado rail, radiator, TV point.

## Kitchen
12'0" x 8'9" (3.68 x 2.67)
The kitchen comprises a matching range of fitted base and wall storage cupboards with roll top work surfaces incorporating single sink and draining board with central mixer tap. Space for cooker with extractor canopy over, plumbing for washing machine and space for full height fridge/freezer. Double glazed windows to both the side and rear, uPVC panel and stained glass exit door to outside, radiator, dado rail, tiled splashbacks. Wall mounted "Worcester" gas fired combination boiler (for central heating and hot water purposes). Telephone point and alarm control panel.

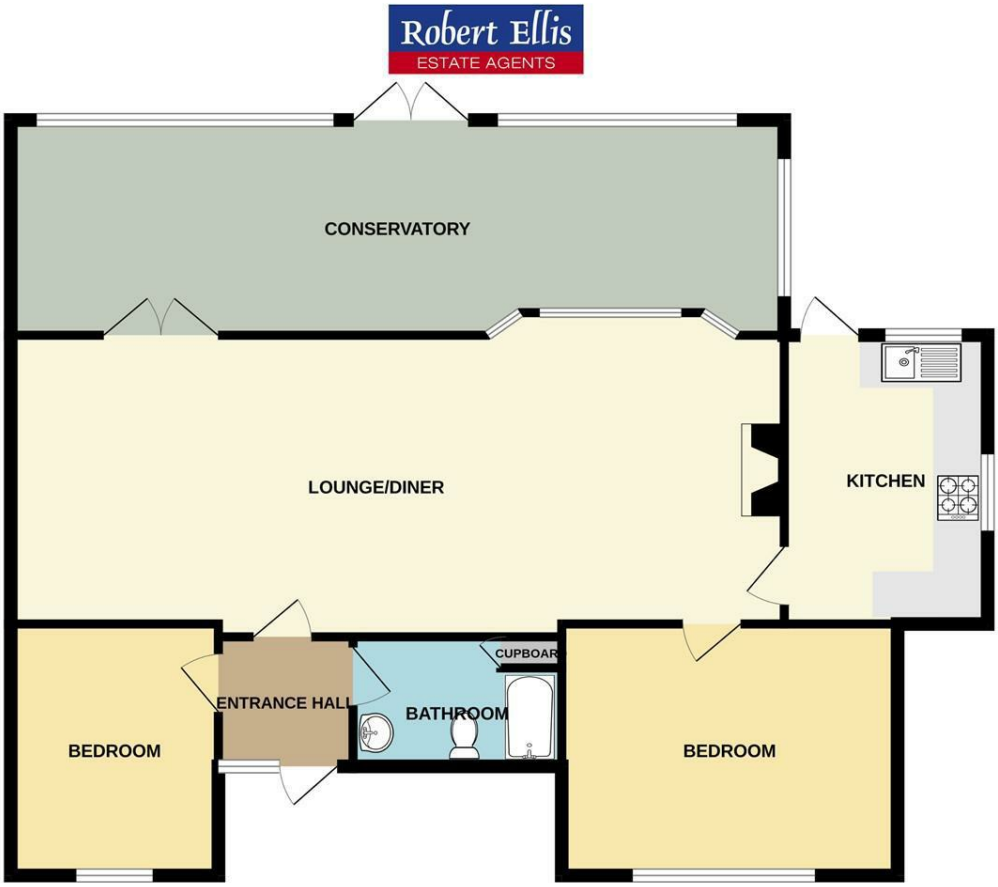
## Conservatory
23'1" x 12'7" (7.05 x 3.85)
Brick and double glazed construction with sloping polycarbonate roof with sliding double glazed patio door opening out to the rear garden. Wall light points, power outlets and TV point.

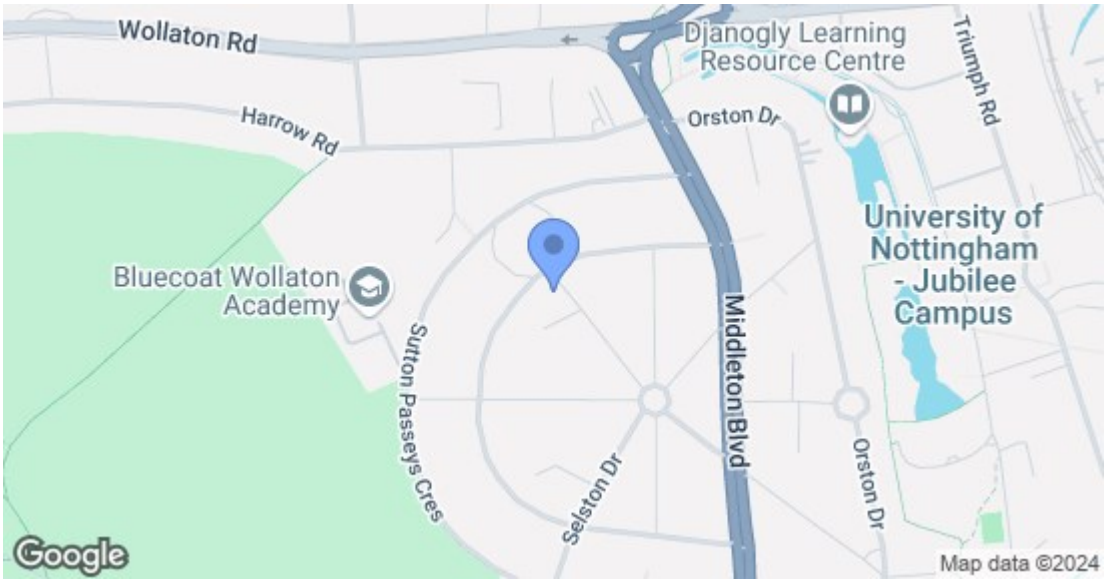
## Outside
To the front of the property there is a driveway entry point providing off-street parking to the front via a lowered drop kerb. This then continues as a pathway providing access to the front entrance door/porch and there is pedestrian gated access leading down the right hand side of the property through to the rear garden. The front garden has a dwarf decorative boundary wall and is predominantly gravelled with planted borders housing a variety of bushes and shrubbery.

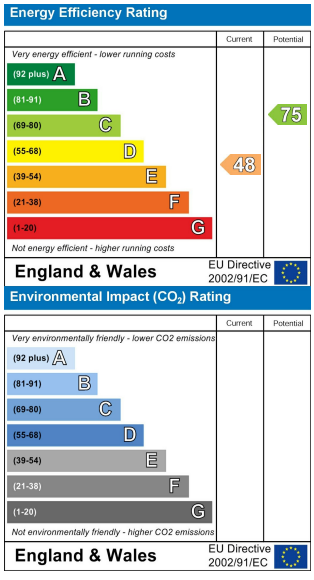
## To The Rear
The rear garden is of a good overall proportion being enclosed by timber fencing to the boundary line with a good size paved patio area (ideal for entertaining), shaped garden lawn, planted borders and flowerbeds housing a well stocked variety of mature bushes and shrubbery. External water tap, paved pathway access via a pedestrian gate which leads back to the front driveway, external lighting points.

## Directional Note
Leave Beeston along Derby Road in the direction of QMC. Take a left hand turn at the QMC island onto Middleton Boulevard. Take an eventual left hand turn onto Scalford Drive and cross the roundabout back onto Scalford Drive. The property can then be found on the left hand side, identified by our For Sale board.

## Disclaimer:
These details and Key facts 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. Full material information is available in hard copy upon request.

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