

# Robert Ellis

look no further...



Benington Drive,  
Wollaton, Nottingham  
NG8 2TF

**£325,000 Freehold**

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A two double bedroom (originally 3) detached bungalow situated within close range to a variety of local amenities including Fernwood school, shops, a doctor's surgery, and public houses. The property has the advantage of transport links within walking distances for journeys in and around the city.

In brief, the internal accommodation comprises: Entrance hall, spacious living room, extended kitchen/diner, conservatory, two double bedrooms, and a bathroom.

There is the benefit of a slabbed garden to the front with a raised planting area, with blocked paved driveway to the side leading to a detached garage and the side access to the rear garden. Here is a low maintenance block paved garden with two plum trees, a pear tree, and fenced boundaries.

Planning Permission has been granted to provide an Entrance hall, open plan living, diner and kitchen space, utility room, four bedrooms, one with en-suite and a family bathroom. Plans available on request.

With the additional benefit of no chain, call now to arrange a viewing or for further details.



## Entrance Hall

With double glazed door though to entrance hall with radiator and access to a storage cupboard.

## Living Room

10'5" x 16'10" (3.187 x 5.145)

Carpeted room with radiator, electric fire with surround and double glazed sliding door to the conservatory.

## Kitchen/Diner

11'0" x 17'10" (3.356 x 5.438)

With wall, base and drawer units with worksurfaces over, inset sink with drainer and integrated electric hob. Space and fittings for freestanding appliances to include washing machine and fridge freezer. Double glazed window to the side aspect and double-glazed French door to the rear garden.

## Conservatory

11'5" x 12'11" (3.483 x 3.953)

With tiled flooring radiator and double-glazed window surround to the rear aspect.

## Bedroom One

9'1" x 15'11" (2.777 x 4.872)

Carpeted room with radiator, fitted wardrobes and double glazed windows to the front and side aspects.

## Bedroom Two

10'6" x 11'4" (3.204 x 3.468)

With laminate flooring, radiator and double-glazed window to the front aspect.

## Shower Room

Shower cubicle, pedestal wash hand basin and low flush w.c., obscure UPVC double glazed window to the side and tiled walls and splashbacks.

## Outside

Paved frontage with well stocked raised borders, a blocked paved driveway to the side leading to detached garage, brick boiler house and storage area and the side access to the rear garden. Here is a low maintenance block paved garden with two plum trees, a pear tree, and fenced boundaries.

## Garage

Brick built garage and workshop with up and over door.





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			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		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.