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ESTATE AGENTS



Russell Drive  
Wollaton, Nottingham NG8 2BE

**£650,000**

A totally unique architect designed 1960s four bedroom detached bungalow.



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Offered to the market for the first time since its construction, this fabulous property with a light and spacious interior and feature central courtyard is a once in a lifetime opportunity.

In brief the internal accommodation that offers retro charm comprises: A spacious entrance hallway, sitting room, dining room, kitchen, four bedrooms, bathroom and additional cloakroom/WC.

Outside the property occupies a generous plot with a driveway providing ample car standing with a double garage beyond and to the rear the property has a landscaped and mature garden with allotments beyond.

Available to the market with the benefit of chain free vacant possession, the property offers an excellent renovation opportunity or potential development opportunity subject to the necessary consents.



A canopy porch shelters the UPVC double glazed entrance door.

#### Hallway

With radiator and four UPVC double glazed windows.

#### WC

With WC, pedestal wash hand basin, radiator and UPVC double glazed window.

#### Lounge

22'2" x 13'2" (6.77 x 4.03)

With radiator, three UPVC double glazed windows, feature sliding doors to dining room and an impressive stone fireplace which was modelled upon a Frank Lloyd-Wright design and has a fuel effect gas fire that has now been disconnected.

#### Dining Room

13'2" x 10'0" (4.03 x 3.05)

With UPVC double glazed window, radiator and patio door leading to the courtyard.

#### Kitchen

13'8" x 9'11" (4.17 x 3.04)

With a range of wall and base units, worksurfacing with tiled splashbacks, single sink and drainer with mixer tap, gas hob with air filter above, inset electric oven and grill, radiator, two UPVC double glazed windows and door to the exterior.

#### Bedroom One

14'5" x 12'11" (4.40 x 3.96)

With UPVC double glazed window, radiator and fitted wardrobes.

#### Bedroom Two

14'1" x 9'4" (4.31 x 2.86)

With UPVC double glazed window and radiator.

#### Bedroom Three

10'8" x 9'4" (3.27 x 2.87)

With UPVC double glazed window, radiator and fitted wardrobes.

#### Bedroom Four

10'7" x 9'4" (3.24 x 2.86)

With UPVC double glazed window, radiator and fitted wardrobe.

#### Bathroom

Incorporating a three piece suite comprising WC, pedestal wash hand basin, bath with shower handset, part tile walls, radiator and airing cupboard housing the hot water cylinder.

#### Outside

To the front the property has a driveway providing ample car standing with the double garage beyond and a primarily lawned garden with shrubs and trees. Gated access leads to the rear of the property. To the rear the property has an impressive landscaped garden which is of generous proportions with a large central lawn, well stocked beds and borders with mature shrubs and trees, a covered patio with outside tap, garden store with power and further boiler house with power and the Worcester boiler and a heated greenhouse. Beyond the rear garden is an aspect overlooking allotments. The property also benefits from a central courtyard with paving.

#### Garage

18'0" x 17'0" (5.50 x 5.19)

With electric up and over door to the front, pedestrian door to the side, light and power and plumbing for a washing machine.



GROUND FLOOR  
1836 sq.ft. (170.6 sq.m.) approx.



TOTAL FLOOR AREA: 1836 sq.ft. (170.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			75
(69-80) C			
(55-68) D			
(39-54) E		42	
(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	

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