Robert Ellis

look no further. . .

Katherine Drive
Toton, Nottingham NG9 6JB

A TWO DOUBLE BEDROOM DETACHED BUNGALOW.

Offers Over £310,000 Freehold

We are pleased to offer for sale this two double bedroom detached bungalow which has been refurbished and modernised throughout and is offered for sale in a 'ready to move into' condition.

The property benefits from newly fitted uPVC double glazed windows, gas fired central heating served from a modern boiler with newly installed radiators, upgraded electrics, brand new fully fitted kitchen and bathroom.

Situated in this highly regarded residential suburb, the property has easy to maintain gardens with driveway, parking and garage, and is located close to many facilities including the park and ride for the Nottingham tram, as well as a short drive to the A52 for Nottingham/Derby and Junction 25 of the M1 motorway. Toton also has the benefit of a Tesco Extra and sits between the towns of Long Eaton and Beeston.

Newly decorated and with brand new floor coverings throughout, this property is ideal for those looking for single storey living which is ready to move into and we strongly recommend an early internal viewing to avoid disappointment.

ENTRANCE HALL
uPVC double glazed front entrance door, radiator, doors to all rooms.

LOUNGE/DINING ROOM
18'6" x 12'11" (5.66 x 3.94)
Radiator, double glazed window to the front.

KITCHEN
10'10" x 9'11" (3.32 x 3.03)
Incorporating a newly fitted range of wall, base and drawer units with work surfacing and inset single bowl sink unit with single drainer. Built-in electric oven, hob and extractor hood over. Integrated dishwasher, space and plumbing for washing machine. Built-in cupboard housing gas combination boiler (for central heating and hot water), double glazed window and door to the rear.

BEDROOM ONE
13'10" x 12'11" (4.24 x 3.94)
A spacious double bedroom with radiator and double glazed window to the rear.

BEDROOM TWO
10'6"x 9'11" (3.21x 3.03)
A double bedroom with radiator and double glazed window to the front.

BATHROOM
Newly fitted three piece suite comprising wash hand basin with vanity unit, low flush WC and bath with shower and screen over. Partially tiled walls, heated towel rail, double glazed window.

OUTSIDE
The property is set back from the road with a block paved driveway and forecourt providing a good level of parking. There is a dwarf garden wall and raised bedding. The driveway continues to run along the side of the property providing further parking facilities and leads to a detached brick built garage with up and over door, light and power, and recently replaced roof. The rear garden is enclosed and landscaped with ease of maintenance in mind, with crazy paved patio areas and shrub beds.

DIRECTIONAL NOTE
From the A52 Bardills island, proceed towards Toton, the park and ride for the tram on your left. As the road descends, turn left onto Katherine Drive and the property can be found on the right hand side shortly before the bend and identified by our For Sale board.

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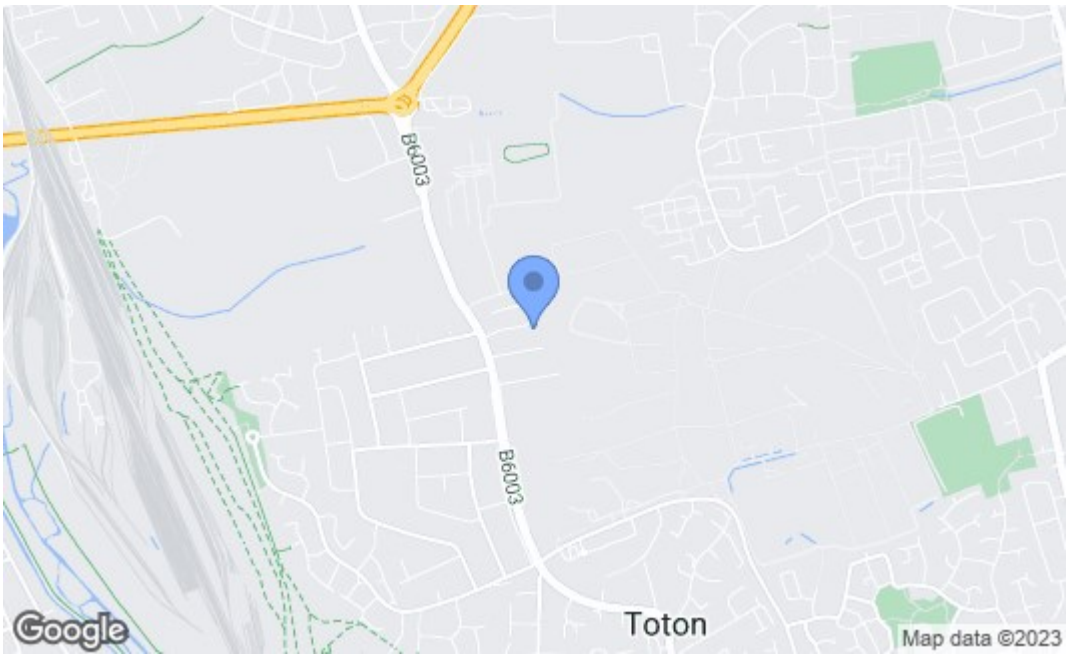

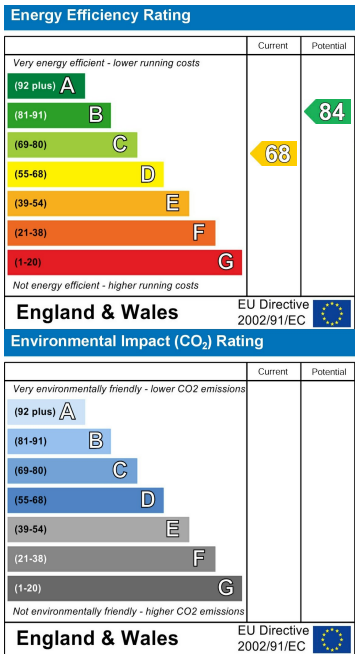

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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