



Toston Drive,  
Wollaton, Nottingham  
NG8 1DA

**£230,000 Freehold**



Situated in the heart of Wollaton, you are well positioned for access to a wide range of local amenities including shops, public houses, healthcare facilities such as the Queens Medical Centre, restaurants and transport links.

This great property would be considered an ideal opportunity for a large variety of buyers who are looking to put their own stamp on a purchase, this could include first time buyers, young families or investors looking to add to a rental portfolio.

In brief the internal accommodation comprises: an entrance hall, large open plan living and dining room, kitchen, two double bedrooms, family bathroom and two conservatories.

Outside the property to the front is a low maintenance pebbled garden with a paved driveway with ample off-street parking for one car standing. The large enclosed rear garden is primarily lawned, with mature shrubs and raised flower beds.

With the advantage of gas central heating and UPVC double glazing, this property is well worthy of an early internal viewing.



### Entrance Hall

Door through to the entrance hall with radiator and useful storage cupboard.

### Lounge

17'5" x 11'6" (5.31m x 3.52m )

UPVC double glazed window to the front aspect, radiator, electric fireplace and cupboard housing a wall mounted boiler.

### Dining Room

8'5" x 8'4" (2.59m x 2.55m )

French doors out to the conservatory and radiator.

### Kitchen

8'4" x 8'4" (2.56m x 2.56m )

A range of wall and base units with work surfacing over and tiled splashbacks, sink with drainer and mixer tap, inset gas hob with extractor fan above and integrated electric oven. Space and fittings for freestanding appliances to include fridge and freezer.

### Conservatory

11'9" x 8'5" (3.60m x 2.59m )

Tiled flooring and French door out to the rear garden.

### Conservatory Two

16'9" x 8'4" (5.12m x 2.56m )

Vinyl flooring and sliding door to the rear garden.

### Wet Room

Mains powered shower, with wash hand basin and WC, part tiled wall and UPVC double glazed window to the rear aspect.

### Outside

To the front is a pebbled low maintenance garden with driveway for one car standing. The rear garden is primarily lawned with raised flower beds and mature shrubs.

### Lean To

11'10" x 4'4" (3.61m x 1.33m )

Space and fittings for freestanding appliances to include washing machine and dryer.

### Material Information:

Freehold

Property Construction: Non-standard construction - Crane

Water Supply: Mains

Sewerage: Mains

Heating: Mains Gas

Solar Panels: No

Building Safety: No Obvious Risk

Restrictions: None

Rights and Easements: None

Planning Permissions/Building Regulations: None

Accessibility/Adaptions: None

Has the Property Flooded?: No

### 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.

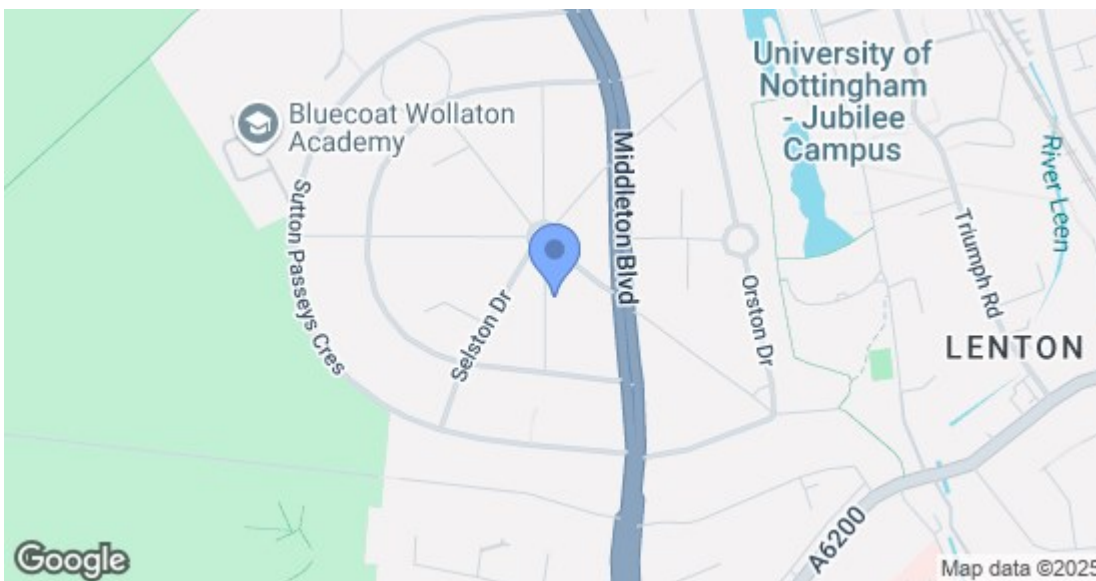




GROUND FLOOR



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 guidance purposes only and should be used as such for any prospective purchase. The services, systems and apparatus 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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