Robert Ellis

look no further...







Woodstock Road,
Toton, Nottingham
NG9 6HW

£260,000 Freehold

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A well presented two bedroom detached bungalow.

Offered to the market with the benefit of chain free vacant possession, with ready to move in accommodation yet also displaying great potential for further developments and extensions, subject to necessary consents.

In brief the internal accommodation comprises; a generous entrance hall, lounge, kitchen diner, wet room/shower room and two double bedrooms.

Outside the property has a drive to the front providing ample car standing, mature gardens to both front and rear with lawn and patio.

Occupying an established and sought-after convenient residential location, this great property will appeal to a variety of potential purchaser and is well worthy of viewing.





A recess porch shelters the wooden glazed entrance door.

Entrance Hall
With laminate flooring, useful fitted cupboard, spotlights to ceiling, loft hatch and radiator.

Lounge
14'8" x 11'11" (4.48m x 3.64m)
Double glazed bay window to the front, further double glazed window to the side, carpet flooring and two radiators.

Kitchen Diner
17'2" x 11'0" decreasing to 9'4" (5.24m x 3.37m decreasing to 2.86m)
Fitted with a range of wall, base and drawer units, work tops with tiled splashback, breakfast bar, one and a half bowl sink and drainer unit with mixer tap. A Cannon gas cooker, dishwasher and washer/dryer are included. There are also inset ceiling spotlights, a large radiator, a wall mounted IDEAL boiler, window to the side, UPVC patio doors to the rear, and laminate flooring throughout.

Wet Room/Shower Room
7'1" x 5'3" (2.18m x 1.62m)
Fitments in white comprising; wash hand basin and WC inset to vanity unit, shower cubicle with Mira shower over, fully tiled walls, radiator, extractor fan and double glazed window to the rear.

Bedroom One
14'1" x 11'11" (4.29m x 3.63m)
Double glazed bay window to the front, carpet flooring and radiator.

Bedroom Two
11'10" x 10'10" (3.62m x 3.31m)
Double glazed window to the rear, carpet flooring and radiator.

Outside
To the front the property has an established garden with lawn and borders with a drive providing car standing running along side the property. Gated access leads to the rear garden with a patio, two sheds and a primarily lawned garden with well stocked beds and borders.





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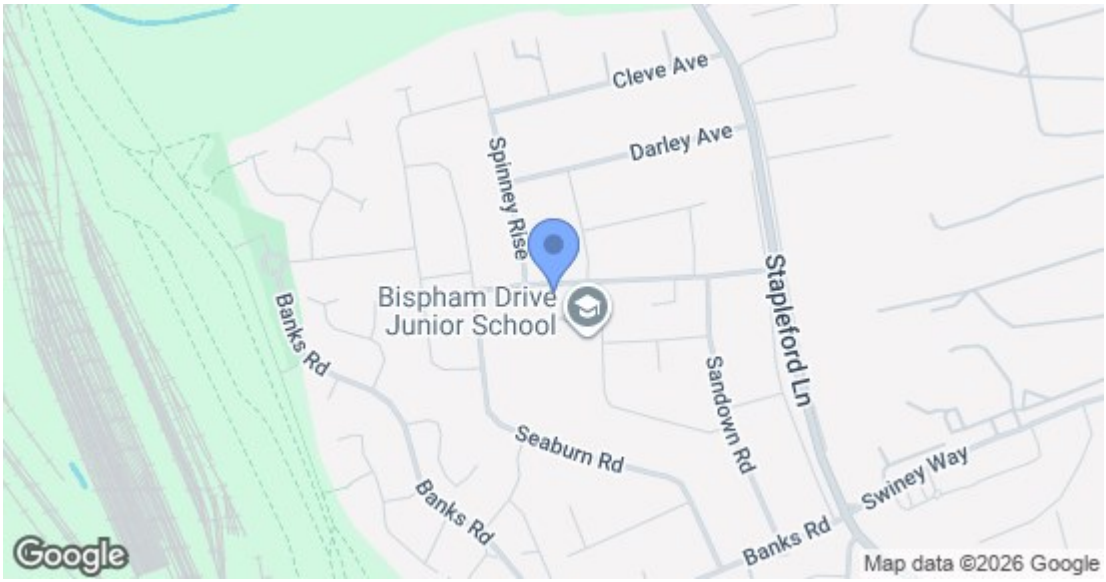
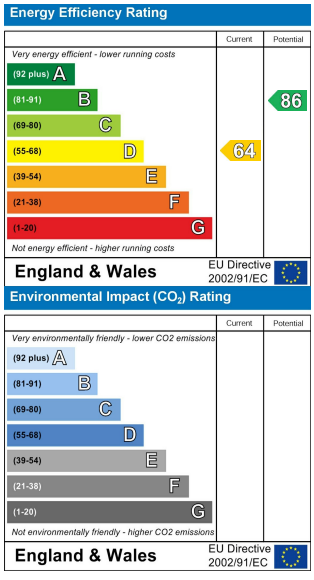
ESTATE AGENTS

GROUND FLOOR







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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