



Cransley Avenue, Wollaton, Nottingham, NG8 2QY
£285,000 Freehold



Cransley Avenue, Wollaton

2 Bedrooms, 1 Bathroom

£285,000

- Extended, Two Bedroom Link Detached Bungalow
- Fantastic Potential
- Spacious Corner Plot - Approx 1/5th Acre
- Sought After Location
- Driveway & Garage
- No Onward Chain
- Freehold

Situated in this sought after location and on a generously sized plot approximately 1/5th of an acre, this two bedroom, extended link detached bungalow affords fantastic potential throughout for those buyers seeking to put their own mark on a property. The spacious interior comprises of a hallway, lounge/diner, kitchen, two double bedrooms and a shower room. There is an internal lobby connecting the house with the single garage, a block paved driveway provides ample

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off road parking and positioned on an enviable corner plot there are wrap around gardens to three sides.

HALLWAY 8' 1" x 4' (2.46m x 1.22m) Accessed via an external door with fitted carpet, wall mounted radiator and ceiling light.

LOUNGE/DINER 23' x 10' 6" (7.01m x 3.2m) With a fitted carpet, electric fire and surround, double glazed window to the side elevation and sliding patio door to the rear garden, two wall mounted radiators, two wall lights and two ceiling lights.

KITCHEN 13' 9" x 7' 9" (4.19m x 2.36m) With a range of high and low level units with a rolled edge worktop over incorporating a stainless steel sink and drainer, splash back tiling, vinyl floor covering, window to the rear elevation, wall mounted radiator, washing machine plumbing, external door to the lean to and two ceiling lights.

MASTER BEDROOM 13' 5" x 10' 5" (4.09m x 3.18m)

With a fitted carpet, wall mounted radiator, double glazed windows to the front and side elevations and ceiling light.

BEDROOM TWO 12' x 8' 1" (3.66m x 2.46m) With a fitted carpet, wall mounted radiator, double glazed window to the side elevation and ceiling light.

SHOWER ROOM Comprising of a walk in double wide shower enclosure with a mains fed mixer bar shower, low flush w.c., pedestal wash hand basin, fitted carpet, wall mounted radiator, wall tiling, opaque window to the side and ceiling light.

LOBBY 14' 7" x 4' 3" (4.44m x 1.3m) The property has a covered lobby linking the main house to the garage. It has secure external doors providing access to both the front and rear gardens.

EXTERNAL The property boasts a superb, corner plot around 1/5th of an acre in size. There are established gardens to three sides with the south east facing rear

garden being laid to lawn with a range of mature trees and shrubs and a raised paved patio area. The south-westerly facing side garden has a range of mature shrubs and hedges and a houses a further patio area with the front garden also having a block paved driveway providing off road parking and leading to a single garage with up and over door, power and lighting.









Martin & Co Beeston

23 Wollaton Road • Beeston • Nottingham • NG9 2NG
T: 0115 9225555 • E: beeston@martinco.com

0115 9225555

<http://www.martinco.com>



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