



28 Caxmere Drive, Wollaton, Nottingham, NG8 1GG
£350,000 Freehold


MARTIN&CO

Caxmere Drive, Wollaton

2 Bedrooms, 2 Bathroom

£350,000

- Two Bedroom Detached Bungalow
- Corner Plot
- Double Garage
- Ample Off Road Parking
- Cul-De-Sac Setting
- Enclosed Rear Garden
- Conservatory

Situated on an enviable corner plot, this deceptively spacious detached bungalow offers fantastic potential throughout. Briefly comprising of an entrance hall, a large lounge/diner, fitted breakfast/kitchen, two double bedrooms (both with fitted storage and the master with en-suite), bathroom and conservatory. Externally there is a well proportioned enclosed rear garden, ample off road parking and detached double garage. The property is also being bought to market with no onward chain.



HALLWAY Accessed via an external porch and uPVC door the hallway has a range of fitted storage, fitted carpet, two storage cupboards, loft hatch and two ceiling lights.

LOUNGE/DINER 21' 8" x 11' 10" (6.6m x 3.61m) With a uPVC double glazed bow window to the front elevation, fitted carpet, gas fire and surround, wall mounted radiator, sliding patio door to the conservatory and two ceiling lights.

KITCHEN 10' 1" x 9' 6" (3.07m x 2.9m) With a range of fitted high and low level units with a rolled edge worktop over incorporating a stainless steel sink and drainer, splash back tiling, integrated electric twin oven, inset gas hob with extractor over, fitted carpet, wall mounted radiator, uPVC double glazed window to the rear elevation and external door to the conservatory and ceiling light.

BREAKFAST AREA 7' 7" x 6' 4" (2.31m x 1.93m) With a fitted carpet, wall mounted radiator, fitted storage,

uPVC double glazed window to the rear elevation and ceiling light.

CONSERVATORY 21' 4" x 6' 3" (6.5m x 1.91m) With a range of uPVC double glazed windows to the rear and side elevations, external door and sliding patio door to the rear garden and fitted carpet.

MASTER BEDROOM 12' 5" x 10' 8" (3.78m x 3.25m) With a range of fitted wardrobes, fitted carpet, wall mounted radiator, uPVC double glazed window to the front elevation and ceiling light.

EN-SUITE With a mains fitted walk in shower, low flush w.c., pedestal wash hand basin, vinyl floor covering, wall mounted radiator, opaque uPVC double glazed window to the side, part wall tiling and ceiling light.

BEDROOM TWO 10' 1" x 9' 8" (3.07m x 2.95m) With a range of fitted wardrobes, fitted carpet, wall mounted radiator, uPVC double glazed window to the rear

elevation and ceiling light.

BATHROOM With a fitted suite comprising of a panelled bath with a mains fitted shower over, low flush w.c., pedestal wash hand basin, ceramic floor and wall tiling, opaque uPVC double glazed window to the side, wall mounted radiator and ceiling light.

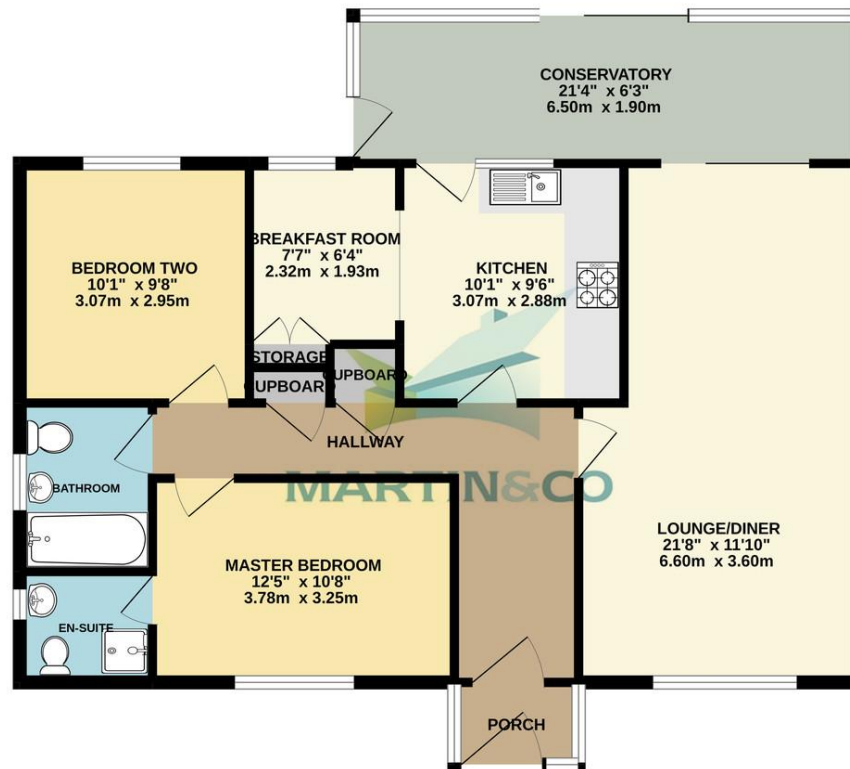
EXTERNAL The property enjoys an enclosed rear garden which is mainly laid to lawn with mature shrubs and trees. There is an externally accessed conservatory, fenced boundary and gate access. To the front a block paved driveway provides ample off road parking and leads to a detached double garage with up and over doors, power and lighting.







GROUND FLOOR
925 sq.ft. (85.9 sq.m.) approx.



TOTAL FLOOR AREA: 925 sq.ft. (85.9 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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