



Offers In The Region Of £260,000 Freehold

56 WOODSTOCK ROAD | TOTON | NOTTINGHAM | NG9 6JQ

**BuckleyBrown**  
ESTATE AGENTS



### OOZES POTENTIAL....

Located in the ever-popular area of Toton, Nottingham, this three-bedroom semi-detached home presents a fantastic opportunity for buyers looking to put their own stamp on a property. While some areas would benefit from decorative updates and a more contemporary touch, the home offers generous living space, a solid layout, and plenty of potential to create a stylish and comfortable family residence.

Upon entering the property, you're welcomed by a bright hallway that leads through to the kitchen, which currently provides space for essential appliances and could easily be transformed into a modern, functional cooking space. Adjacent to the kitchen is a spacious dining room, perfect for hosting family meals or entertaining guests. The large living room offers ample natural light and a warm, inviting atmosphere, with enough space to relax and unwind.

Upstairs, the property continues to impress with three well-proportioned bedrooms, each offering plenty of space for furniture and storage. The front bedroom features attractive curved bay windows, adding character and allowing in plenty of natural light. A family bathroom serves the upstairs accommodation, along with a separate WC for added practicality.

Externally, the property boasts a large driveway with a carport and garage, providing excellent off-road parking. The front of the home also benefits from a spacious lawn area, enhancing its kerb appeal. To the rear, a generous garden with a well-sized lawn and patio area offers a great outdoor space for children to play, summer barbecues, or simply relaxing in the sunshine.





#### Hall

Hallway leading into the property.

#### Kitchen 7'2" x 17'10"

Matching cabinets with wooden worktops over, space for appliances and an inset sink. Window to the rear and side elevation.

#### Dining Room 12'0" x 12'7"

Carpeted living room with central heating radiator, ample space for your desired dining furniture and patio doors to the rear elevation.

#### Living Room 12'0" x 11'5"

Carpeted living room with central heating radiator, feature fireplace, bay window to the front elevation.

#### Bedroom One 11'9" x 11'5"

Carpeted master bedroom with central heating radiator, and curved bay window to the front elevation.

#### Bedroom Two 12'0" x 12'7"

Carpeted spacious bedroom with central heating radiator, and window to the rear elevation.

#### Bedroom Three 7'4" x 8'1"

Carpeted spacious bedroom with central heating radiator, and window to the front elevation.

#### Bathroom 7'4" x 5'8"

Two piece suite with a bath and shower over, a hand wash basin and built in cupboard.

#### WC 3'11" x 3'3"

Separate low flush WC.



#### Garage 9'1" x 18'4"

Garage with ample space for vehicles/storage.

#### Outside

To the front, there is a large driveway with a carport, offering space for multiple vehicles, as well as a spacious front lawn. To the rear, the property features a generous lawn area and a patio, perfect for outdoor enjoyment.







Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.  
CC Ltd ©2018

**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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		
England & Wales		
EU Directive 2002/91/EC		

76

61



56 WOODSTOCK ROAD  
TOTON  
NOTTINGHAM  
NG9 6JQ



## BuckleyBrown Estate Agents

55 - 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND

23 High Street | Edwinstowe | Nottinghamshire | NG21 9QP

1 Market Place | Bolsover | Chesterfield | S44 6PN

[www.buckleybrown.co.uk](http://www.buckleybrown.co.uk)

t: 01623 633 633

t: 01623 633 633

t: 01246 605121

**BuckleyBrown**  
ESTATE AGENTS

**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.