Robert Ellis

look no further...

St. Austell Drive,
Wilford, Nottingham
NG11 7BN

£305,000 Freehold

0115 922 0888

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Located in the desirable area of St. Austell Drive, Nottingham, this charming detached house presents an excellent opportunity for those looking to create their dream home. With no chain involved, you can move forward with your plans without delay.

The property boasts two spacious reception rooms, providing ample space for both relaxation and entertaining. The three well-proportioned bedrooms offer comfortable living quarters, perfect for families or those seeking extra space. The single bathroom, while functional, presents a blank canvas for potential upgrades, allowing you to tailor it to your personal taste.

This house is ripe for renovation, making it an ideal project for buyers with a vision. Whether you wish to modernise the interiors or enhance the exterior, the possibilities are endless. The surrounding area is known for its community spirit and convenient amenities, ensuring that you will have everything you need within easy reach.

In summary, this detached house on St. Austell Drive is a fantastic opportunity for anyone looking to invest in a property with great potential. With its generous living spaces and the chance to make it your own, this home is not to be missed.

Entrance Porch
UPVC double glazed entrance door with flanking windows and further door with flanking stained glass windows to the entrance hall.

Entrance Hall
With stairs to the first floor, radiator, large under stairs storage cupboard and doors to the kitchen and dining room.

Dining Room
12'10" x 10'4" (3.93m x 3.17m)
With hardwood flooring, UPVC double glazed window to the rear, radiator and sliding doors to the lounge.

Lounge
11'8" x 10'5" (3.57m x 3.19m)
Hardwood flooring, UPVC double glazed bay window to the front, and radiator.

Kitchen
9'5" x 6'11" (2.88m x 2.12m)
Fitted with a range of wall, base and drawer units, work surfaces, sink and drainer unit with mixer tap, space for a cooker and fridge freezer, tiled splashbacks, UPVC double glazed window to the rear and a door to the utility room.

Utility Room
9'0" x 6'10" (2.75m x 2.1m)
With plumbing for a washing machine, space for a tumble dryer, door with flanking window to the rear garden and opening to the garage.

Garage
16'8" x 6'11" (5.1m x 2.11m)
With an up and over garage door to the front, light and power.

First Floor Landing
UPVC double glazed window to the side, loft hatch and doors to the WC, bathroom and three bedrooms.

Bedroom One
11'8" x 10'4" (3.56m x 3.16m)
UPVC double glazed bay window to the front, hardwood flooring and radiator.

Bedroom Two
12'11" x 10'5" (3.96m x 3.18m)
UPVC double glazed window to the rear and radiator.

Bedroom Three
8'3" x 7'1" (2.52m x 2.17m)
UPVC double glazed window to the front, carpet flooring, built-in cupboard and radiator.

Bathroom
Comprising a panelled bath with electric shower over, pedestal wash-hand basin, tiled walls, radiator, UPVC double glazed window to the rear and a storage cupboard housing the Ideal combination boiler.

Separate WC
Fitted with a WC, part tiled walls and UPVC double glazed window to the side.

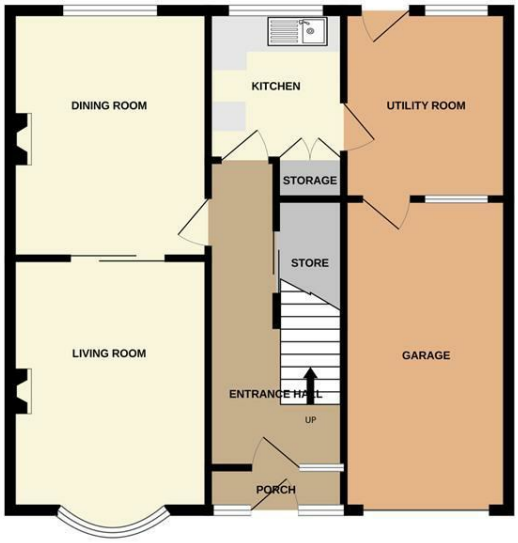
Outside
To the front of the property you will find a lawned garden with mature shrubs, concrete driveway, and to the rear you will find a primarily lawned garden with a range of mature shrubs, useful storage shed and fence boundaries.

Material Information:
Freehold
Property Construction: Brick
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
Does the property have spray foam in the loft?: No
Has the Property Flooded?: No

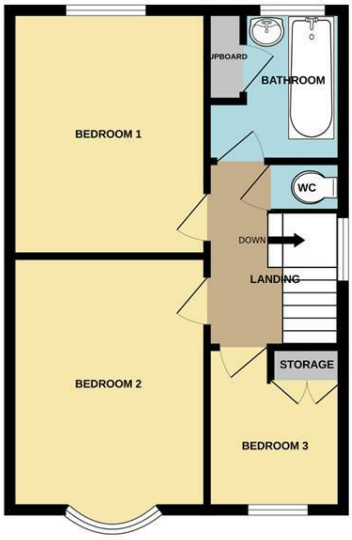
Disclaimer:
These details and Key facts are for guidance only and complete accuracy cannot be guaranteed If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Full material information is available in hard copy upon request.

Robert Ellis
ESTATE AGENTS

GROUND FLOOR
688 sq.ft. (63.9 sq.m.) approx.



1ST FLOOR
463 sq.ft. (43.1 sq.m.) approx.



TOTAL FLOOR AREA : 1151 sq.ft. (107.0 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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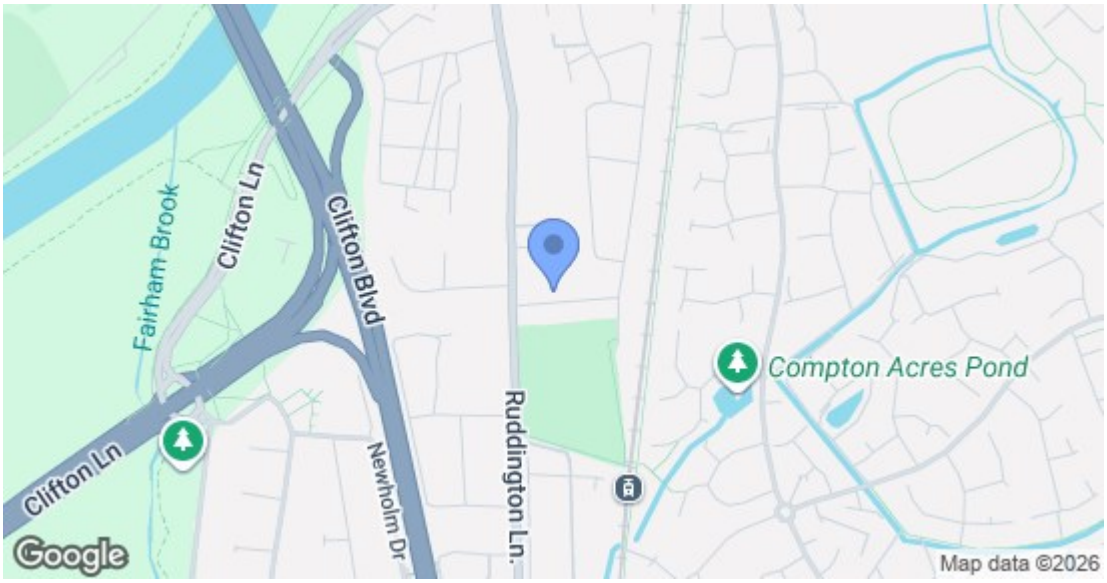

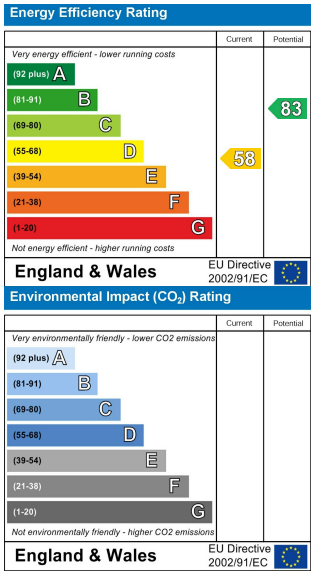

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