



Franklin Drive, Tollerton Nottingham NG12 4ER

welcome to

Franklin Drive, Tollerton Nottingham

William h Brown West Bridgford are delighted to welcome to the market this well-presented three-bedroom detached bungalow situated in a highly desirable location. EARLY VIEWING is highly recommended!



Entrance Hall

A welcoming central hall providing access to all principal rooms. Features multiple storage cupboards and internal doors leading to the living room, dining room, bedrooms and bathroom.

Living Room

14' 5" x 13' 5" (4.39m x 4.09m)

A generous and bright reception room with dual-aspect windows providing natural light. Ample space for seating and soft furnishings, making this an ideal area for relaxing and entertaining.

Dining Room

11' 5" x 8' 1" (3.48m x 2.46m)

A well-proportioned separate dining space with rear-facing window. Perfect for hosting family meals and providing a smooth flow into the kitchen.

Kitchen

10' 11" x 8' 2" (3.33m x 2.49m)

Fitted with a range of wall and base units, good countertop space and rear-facing window. Access to the rear garden via external door.

Bedroom 1

13' 6" x 10' 10" (4.11m x 3.30m)

A spacious double bedroom situated at the front of the bungalow with ample room for wardrobes and bedroom furnishings.

Bedroom 2

10' 1" x 8' 4" (3.07m x 2.54m)

A comfortable second bedroom, also front-facing, ideal as a double bedroom, guest room or hobby space.

Bedroom 3

14' 1" x 8' 1" (4.29m x 2.46m)

A generous additional bedroom located to the rear of the property. Could serve as a bedroom, study or multi-functional room depending on requirements.

Bathroom

Fitted with a three-piece suite including bath with

shower over, wash hand basin and low-level w.c. Side window providing natural light.

W.C.

Located off the hallway, fitted with low-level w.c and basin.

Outside

Front: Well-presented garden area with lawn and planting, plus a driveway offering parking for multiple vehicles.

Rear: Enclosed rear garden featuring lawn and patio areas, providing a private outdoor space suitable for relaxing or family activities.

Detached Garage

16' 6" x 14' 5" (5.03m x 4.39m)

A spacious detached garage with up-and-over door, lighting and plenty of storage/workshop potential.



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Franklin Drive, Tollerton Nottingham

- THREE BEDROOMS
- DETACHED BUNGALOW
- SPACIOUS LIVING ROOM
- SEPARATE DINING ROOM
- FAMILY BATHROOM

Tenure: Freehold EPC Rating: C
Council Tax Band: D

offers in excess of

£350,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
WBF103802 - 0004

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