



**Drummond Drive  
Nuthall, Nottingham NG16 1BJ**

**£250,000 Freehold**

A TWO DOUBLE BEDROOM DETACHED  
BUNGALOW OFFERED FOR SALE WITH  
NO UPWARD CHAIN.



ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET WITH THE BENEFIT OF BEING SOLD WITH NO UPWARD CHAIN THIS SPACIOUS TWO DOUBLE BEDROOM DOUBLE FRONTED DETACHED BUNGALOW SITUATED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION.

With accommodation one flat lying plot, comprising entrance hallway, spacious living room, dining kitchen, two double bedrooms and spacious shower room.

The property also benefits from gas fired central heating, double glazing, off-street parking, garage and enclosed garden space to the rear.

The property benefits from being situated on a level lying plot, making this an ideal downsize or retirement property, yet offering the internal space of two good sized double bedroom, spacious living room and dining kitchen.

The property is located within close proximity of nearby shops, services and amenities, as well as well connected transport links to and from the surrounding area.

We highly recommend an internal viewing.



## ENTRANCE HALL

16'1" x 7'9" (4.92 x 2.37)

uPVC panel and double glazed side entrance door with double glazed window to the side of the door and fitted blinds, radiator with shelf above, coving, alarm control panel. Doors to all bedrooms, bathroom, living room and kitchen. Loft access point via pulldown loft ladders.

## LIVING ROOM

16'1" x 12'5" (4.91 x 3.80)

Sliding double glazed patio doors opening out to the rear garden with fitted blinds, two radiators, serving hatch to kitchen, coving, wall light points, central fireplace incorporating coal effect fire with decorative surround, TV point.

## DINING KITCHEN

13'4" x 10'4" (4.07 x 3.16)

The kitchen comprises a matching range of fitted base and wall storage cupboards with roll top work surfaces and inset single sink and draining board with mixer tap. Space for under-counter kitchen appliances, gas cooker point with extractor fan over, double glazed window to the rear with fitted blinds, uPVC panel and double glazed exit door to outside also with fitted blinds, radiator, coving, serving hatch through to kitchen and space for dining table and chairs.

## BEDROOM ONE

11'11" x 11'8" (3.65 x 3.56)

Double glazed window to the front with fitted blinds, radiator, coving, wall light points and fitted bedroom furniture.

## BEDROOM TWO

11'5" x 10'11" (3.50 x 3.33)

Double glazed window to the front with fitted blinds, radiator, coving and fitted bedroom furniture.

## SHOWER ROOM

7'6" x 6'9" (2.31 x 2.07)

Three piece suite comprising walk-in tiled shower cubicle with Mira Sport electric shower and glass screen/sliding door, wash hand basin, push flush WC. Tiling to the walls, double glazed window to the side, extractor fan, radiator, useful bathroom storage cupboard with shelving.

## OUTSIDE

To the front of the property there is a lowered kerb entry point to a gated block paved driveway to both the front and the side providing ample off-street parking, planted flower borders housing a variety of bushes and shrubbery. The block paved driveway continues down the right hand side of the property via a covered carport leading to the garage.

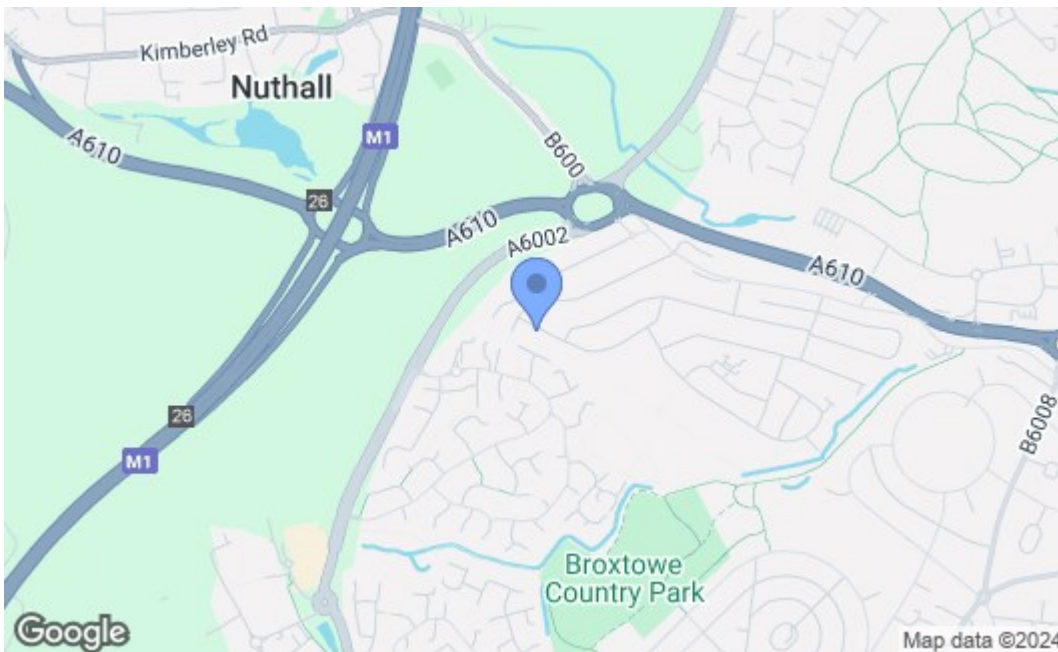
## TO THE REAR

The rear garden is enclosed by timber fencing with concrete posts and gravel boards to the boundary line. There is an initial good size paved patio area (ideal for entertaining). Garden awning above the patio doors. This then opens out onto the lower part of the garden which offers a central artificial lawn with planted borders housing a variety of well stocked bushes, shrubs and plants. Within the garden, there is an external lighting point, timber summerhouse, external brick store, personal access door into the rear part of the garage.

## GARAGE

Up and over door to the front, personal access door to the side, power and lighting points, fixed shelving.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B		69	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These details 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.