



Revesby Road  
Woodthorpe, Nottingham NG5 4LL

A TWO DOUBLE-BEDROOM DETACHED  
BUNGALOW IN THE HEART OF  
WOODTHORPE, NOTTINGHAM.

**Offers Around £315,000 Freehold**



Welcome to Revesby Road...

Robert Ellis Estate Agents are delighted to present this fantastic two/three bedroom detached bungalow, nestled in the heart of Woodthorpe, Nottingham. This charming bungalow boasts an integral garage, a rear extension and beautifully landscaped gardens, making it an ideal opportunity for buyers looking to create their dream home.

Upon entering, you are welcomed by a spacious storm porch that leads into an extended dining kitchen, perfect for family meals and entertaining. The large living room offers ample space for relaxation, while the family bathroom and two double bedrooms provide comfort and convenience. The property also features an attic room with loft storage and a shower room

Outside, the front of the property showcases a landscaped garden with a pathway to the entrance, a driveway, and access to the garage. The rear of the bungalow reveals a stunning tiered garden with breath-taking views over Nottingham, multiple patio areas, and a versatile garden room/workshop.

While the property is in good condition, it offers an excellent opportunity for modernisation, allowing you to infuse your personal style and make this house your own.

This home is offered with NO UPWARD CHAIN, so don't miss out — contact our office today to arrange your viewing!



### Entrance Lobby

3'1 x 14' approx (0.94m x 4.27m approx)

Secure entrance door to the front, tiling to the floor, wall light points, UPVC double glazed door leading into the kitchen, storage to the rear providing water connection point and drainage along with power for free standing washing machine.

### Living Room

22'2 x 11'9 approx (6.76m x 3.58m approx)

Double glazed bow window to the front with additional double glazed window, glazed and wooden entrance door, ceiling light points, wall mounted double radiator, coving to the ceiling, inset living flame gas fire.

### Open Plan Dining Kitchen

27'10 x 11'8 to 8'8 approx (8.48m x 3.56m to 2.64m approx)

With a range of matching wall and base units incorporating laminate work surfaces over, double stainless steel sink with mixer tap above, four ring ceramic hob, UPVC double glazed windows to the side and rear, UPVC double glazed door to the rear garden, tiled floor, tiled splashbacks, wall mounted radiator, ceiling light points, ample space for dining table, double radiator, spiral staircase to the attic room, airing cupboard housing the hot water cylinder, louvre doors to:

### Shower Room

2'6 x 7'7 approx (0.76m x 2.31m approx)

Walk-in shower enclosure with electric Mira shower above, tiled splashbacks, tiled floor, ceiling light point, wall mounted radiator.

### Bathroom

6'3 x 8'5 approx (1.91m x 2.57m approx)

Four piece suite comprising of a panelled bath with hot and cold tap above, pedestal wash hand basin, low flush WC, bidet, wall mounted double radiator, UPVC double glazed window to the rear, tiled splashbacks, inset mirrored wall, tiling to the floor.

### Bedroom 1

9'7 x 13'10 approx (2.92m x 4.22m approx)

Double glazed bow window to the front, wall mounted radiator, ceiling light point, coving to ceiling, laminate flooring, built-in wardrobes providing ample additional storage space with further built-in bedside tables.

### Bedroom 2

13'10 x 9'5 approx (4.22m x 2.87m approx)

Double glazed sliding patio door leading to the enclosed rear garden, laminate flooring, wall mounted radiator, ceiling light point, built-in wardrobes with sliding mirror door providing further storage space.

### Inner Entrance Hall

6'6 x 13'2 approx (1.98m x 4.01m approx)

Spiral staircase leading to attic room, laminate flooring and feature mirror wall.

### Attic Room

20'11 x 9'7 approx (6.38m x 2.92m approx)

UPVC double glazed windows to the rear, ceiling light point, panelling to the walls and carpeted flooring. Doorway through to:

### Attic Storage

11'2 x 9'8 approx (3.40m x 2.95m approx)

Attic space offering further storage, housing the hot water cylinder and gas central heating boiler.

### Garden Room

8'10 x 6'9 approx (2.69m x 2.06m approx)

UPVC double glazed window to the side with secure access door, light and power, offering useful further additional storage space.

### Integral Garage

16' x 9'6 approx (4.88m x 2.90m approx)

Up and over door to the front elevation, gas and electric meter points with electrical wall mounted consumer unit, further storage cupboards to the rear and water tap, light and power.

### Outside

The rear garden is easy to maintain with tiered patio areas, large paved patio area accessed from the bedroom and dining kitchen, steps leading up to further patio areas with picturesque views over Nottingham and Gedling, mature shrubs and trees planted to the borders creating ideal screening with fencing to the boundaries, space for a garden shed with further space for a store/wood store.

### Council Tax

Gedling Borough Council Band D

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 16mbps Superfast 74mbps Ultrafast 1000mbps

Phone Signal – EE, O2, Three, Vodafone

Sewage – Mains supply

Flood Risk – No, surface water very low

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		46	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		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			
England & Wales		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.