



Sunningdale Road,  
Bulwell, Nottingham  
NG6 9LW

**£220,000 Freehold**





Robert Ellis Estate Agents are thrilled to present this BEAUTIFULLY RENOVATED TWO-BEDROOM DETACHED BUNGALOW, situated in the highly desirable location of BULWELL, NOTTINGHAM.

Having undergone refurbishment, this stunning property now boasts a modern kitchen and bathroom, offering stylish and comfortable living for the new owners. Ready to move into, this home is perfect for those seeking a high-quality property in a convenient location.

The property is located just a short walk from Bulwell town center, where a wide range of local amenities, shops, and restaurants can be found. Excellent transport links provide easy access to Nottingham City Centre and surrounding areas, making this an ideal home for commuters and families alike.

Internally, the property features a welcoming entrance hallway that leads to a spacious open-plan lounge and diner, creating a perfect space for entertaining or relaxing. The brand-new kitchen is finished to a high standard with modern fittings and integrated appliances. There are two generously sized bedrooms and a sleek, contemporary family bathroom.

Externally, the bungalow includes a driveway providing off-road parking and a low-maintenance gravel garden to the front. To the rear, the property benefits from an enclosed, south-facing garden with a paved patio area, low-maintenance gravel sections, flowerbeds, and mature shrubbery, offering a peaceful outdoor retreat.

This beautifully renovated bungalow is offered to the market with NO UPWARD CHAIN. Viewing is highly recommended to appreciate the exceptional quality, size, and location of this outstanding home.



### Front of Property

To the front of the property there is a driveway providing off the road vehicle hardstanding, low maintenance gravelled garden with shrubs planted to the borders.

### Entrance Hallway

3'5 x 5'2 approx (1.04m x 1.57m approx)

Glazed front entrance door with glazed windows to the sides, ceiling light point, storage cupboard housing electrical consumer unit, internal door leading through to lounge.

### Lounge Diner

16'1 x 13'6 approx (4.90m x 4.11m approx)

UPVC double glazed window to the front and side elevations, three wall mounted radiators, ceiling light point, coving to the ceiling, feature fireplace incorporating wooden mantle hearth and surround with electric fireplace, freshly plastered white painted neutral walls.

### Fitted Kitchen

11'3 x 7'06 approx (3.43m x 2.29m approx)

UPVC double windows to side elevation with double glazed access door, modern re-fitted kitchen with contemporary matching wall and base units incorporating laminate worksurfaces over, sink with swan neck tap above, integrated oven with 4-ring ceramic hob with stainless steel extractor hood over, recessed spotlights to ceiling, integrated dishwasher, integrated washing machine, laminate floor covering, serving hatch through to dining room.

### Inner Hallway

Loft access hatch, ceiling light points, panelled doors leading off to rooms.

### Fitted Bathroom

5'07 x 6'03 approx (1.70m x 1.91m approx)

Modern three piece suite comprising walk-in shower enclosure with mains fed rainwater shower above, vanity wash hand basin with storage cupboard below, low level flush WC, chrome heated towel rail, tiled splashbacks, velux roof light, spotlights to the ceiling, extractor fan, tiling to floor, wall mounted illuminated mirror.

### Bedroom 1

8'9 x 11'1 approx (2.67m x 3.35m approx)

UPVC double glazed window to the rear elevation, wall mounted radiator, ceiling light point.

### Bedroom 2

6'08 x 9'05 approx (2.03m x 2.87m approx)

UPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point.

### Storage Cupboard/Boiler House

3'11 x 3'2 approx (1.19m x 0.97m approx)

Wall mounted Worcester Bosch gas central heating combination boiler, ceiling light point, built in storage with shelves.

### Rear of Property

To the rear of the property there is an enclosed rear garden incorporating paved patio area, low maintenance gravelled garden with fencing to the boundaries shrubs planted to the borders.

### Agents Notes: Additional Information

Council Tax Band: C

Local Authority: Nottingham

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 20mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

Flood Defences: No

Non-Standard Construction: No

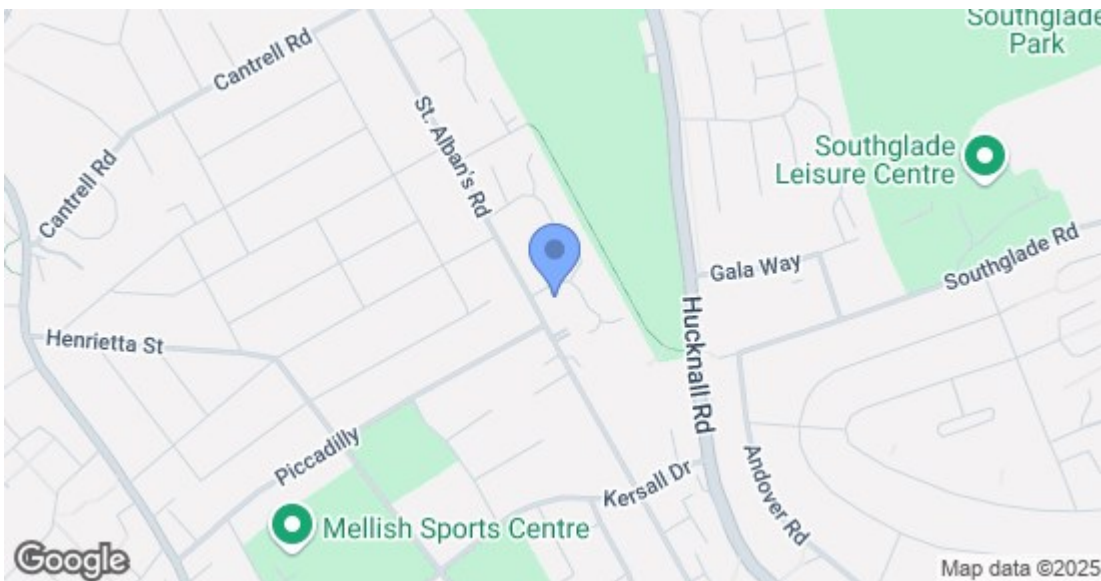
Any Legal Restrictions: No

Other Material Issues: No





**Robert Ellis**  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C		70	
(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	
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			
<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.