Robert Ellis

look no further...

Willow Crescent
Gedling, Nottingham NG4 4BL

A WELL PRESENTED TWO BEDROOM
DETACHED BUNGALOW FOR SALE
SITUATED IN GEDLING!

Offers In The Region Of £280,000 Freehold

This charming two-bedroom detached bungalow, located in the sought-after area of Gedling, Nottingham, offers a fantastic opportunity for those looking to downsize or enjoy single-level living in a peaceful yet convenient location.

The property features two well-sized bedrooms, ideal for a small family or individuals seeking comfortable living space. The spacious lounge provides a welcoming area to relax, while the kitchen/diner offers a great space for cooking and enjoying meals. With plenty of potential, this room provides the perfect opportunity to create a stylish and functional area to suit your needs. The family bathroom completes the accommodation, offering all the essentials.

Externally, the bungalow benefits from two driveways, providing plenty of off-road parking for multiple vehicles, as well as a garage for additional storage or parking. The private and enclosed rear garden is a wonderful feature, offering a safe and tranquil outdoor space to enjoy. Whether you're looking to garden, entertain, or simply relax, this garden provides the perfect spot.

Situated in a prime location, the property is close to local shops, schools, and excellent transport links, making it ideal for those who value convenience and accessibility. Whether you need to run errands, commute to work, or enjoy the nearby amenities, everything you need is within easy reach.

This two-bedroom bungalow is a must-see for anyone seeking a comfortable, low-maintenance home in a highly desirable location. Don't miss out – book your viewing today!

Front of Property
To the front of the property there are two driveways providing off the road parking either side of the house, access to the garage, side gate access to the rear of the property, paved path leading to the front door, gravelled garden area with a range of plants and shrubbery.

Entrance Hallway
Composite entrance door to the front elevation with two double glazed windows to either side leading into the entrance hallway comprising carpeted flooring, wall mounted radiator, storage cupboard providing ample additional storage space, access to loft, doors to rooms.

Lounge
10'9" x 13'10" approx (3.29 x 4.23 approx)
Carpeted flooring, coving to the ceiling, wall mounted radiator, double glazed bay fronted window to the front elevation, TV point, gas fire with tiled hearth and wood surround.

Kitchen
8'5" x 15'11" approx (2.59 x 4.86 approx)
Tiled flooring, wall mounted radiator, coving to the ceiling, double glazed door to the side elevation, double glazed window to the rear elevation, a range of wall base and drawer units with worksurfaces over incorporating a sink and drainer unit with mixer tap over, space and plumbing for a dishwasher, space and plumbing for a washing machine, cupboard housing the boiler, tiled splashbacks, 4 ring gas hob with cooker hood above, double oven, space and point for fridge freezer, additional built in storage cupboard.

Bedroom 1
13'9" x 10'5" approx (4.21 x 3.18 approx)
Carpeted flooring, coving to the ceiling, built in wardrobes, double glazed window to the front elevation, wall mounted radiator.

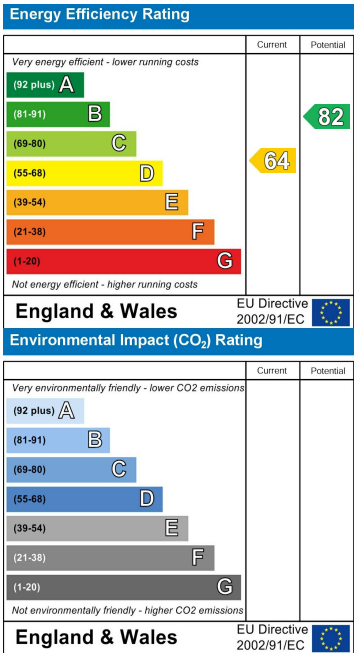
Bedroom 2
8'11" x 10'4" approx (2.72 x 3.17 approx)
Carpeted flooring, coving to the ceiling, built in wardrobes, double glazed window to the rear elevation, wall mounted radiator.

Shower Room
5'5" x 5'11" approx (1.66 x 1.81 approx)
Linoleum flooring, double glazed window to the rear elevation, tiled splashbacks, WC, vanity wash hand basin with mixer tap, spotlights to the ceiling, heated towel rail, shower cubicle with mains fed shower, handrailing.

Rear of Property
To the rear of the property there is an enclosed rear garden with patioed area which wraps around the property, steps leading up to the lawned area, surrounded by fencing with a range of plants and shrubbery to the borders, gated access to the front of the property and side access to the garage.

Garage
8'5" x 16'2" approx (2.57 x 4.93 approx)

Agents Notes: Additional Information
Council Tax Band: C
Local Authority: Gedling
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



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.

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