



**Vale Gardens  
Colwick, Nottingham NG4 2DY**

**£240,000 Freehold**

A TWO BEDROOM DETACHED  
BUNGALOW SITUATED IN COLWICK,  
NOTTINGHAM!





**\*\* CUL-DE-SAC LOCATION!\*\***

This charming two-bedroom detached bungalow, located in the desirable area of Colwick, Nottingham, offers a perfect balance of comfort and convenience. The property is ideally situated with excellent transport links, making it easy to travel to Nottingham city centre and surrounding areas. The nearby bus routes provide quick access for commuters, while the Victoria Retail Park is just a short drive away, offering a variety of shops, restaurants, and services.

As you arrive, you'll find a spacious driveway with parking for up to two cars, along with a garage for additional storage. Stepping inside, you're welcomed into the lean-to, currently used as a utility room, which also provides access to the rear garden. This practical space is perfect for laundry or additional storage.

From the lean-to, the entrance hallway leads you to the main living areas. The kitchen is well-appointed with ample storage, while the open archway connects to the inviting lounge/diner, which features French doors opening to the front, allowing natural light to flood the space.

The bungalow offers two generously sized bedrooms, with the master benefiting from its own private conservatory, an ideal spot to relax and enjoy the garden views. The second bedroom is equally spacious, providing flexibility for a guest room, study, or hobby space. A family bathroom completes the home.

Outside, the rear garden is fully enclosed, offering privacy and a secure area for outdoor activities. It features a well-maintained patio, perfect for alfresco dining, and a lush lawn area, ideal for enjoying the outdoors in peace.

This delightful bungalow has no chain and combines practicality, comfort, and an excellent location, with all the amenities and transport links you could need right on your doorstep. Don't miss the opportunity to make it your new home!



### Front of Property

To the front of the property there is a driveway providing off the road parking for up to two cars, pathway leading to the porch entrance door, gated access to the carport which leads to the garage.

### Lean To Entrance Porch

13'1" x 5'10" approx (4 x 1.79 approx)

Double glazed door to the front elevation leading into the entrance porch, double glazed window to the front elevation, linoleum flooring, base units with worksurfaces over, space and plumbing for a washing machine, sliding door to the rear elevation leading to the rear enclosed garden, double glazed door and step leading into the hallway.

### Hallway

Carpeted flooring, wall mounted radiator, built-in storage providing useful additional storage space, archway leading into lounge, door leading to the kitchen, doors leading to bedrooms, door leading to the bathroom, access to the loft.

### Kitchen

10'7" x 10'9" approx (3.25 x 3.30 approx)

Tiled flooring, a range of wall and base units with worksurfaces over incorporating a double sink and drainer unit with mixer tap, double glazed window to the front elevation, tiled splashbacks, four ring induction hob with cooker hood over, integrated oven, wall mounted boiler, space and point for fridge freezer, wall mounted radiator, coving to the ceiling.

### Lounge

10'6" x 20'9" approx (3.22 x 6.34 approx)

Carpeted flooring, double glazed French doors to the front elevation, double glazed windows to the front elevation, double glazed window to the side elevation, wall mounted radiator, coving to the ceiling, feature fireplace with tiled hearth and wood surround.

### Bedroom One

13'8" x 9'0" approx (4.17 x 2.76 approx )

Carpeted flooring, built-in mirrored wardrobes, coving to the ceiling, sliding door leading to the conservatory, wall mounted radiator.

### Conservatory

9'6" x 9'2" approx (2.92 x 2.81 approx)

Tiled flooring, double glazed windows surrounding, wall mounted radiator, double glazed door leading to the rear garden, power.

### Bedroom Two

9'10" x 9'8" approx (3 x 2.96 approx)

Carpeted flooring, coving to the ceiling, double glazed window to the rear elevation, wall mounted radiator.

### Bathroom

5'10" x 8'3" approx (1.79 x 2.54 approx)

Linoleum flooring, tiled splashbacks, wall mounted radiator, double glazed window leading to the porch, hand wash basin with separate hot and cold taps, WC, spotlights to the ceiling, coving to the ceiling, shower cubicle with electric shower above.

### Rear of Property

To the rear of the property there is an enclosed rear garden with both patio and lawned areas, a range of mature trees and shrubbery planted to the borders, fenced and walled boundaries.

### Garage

8'3" x 14'8" approx (2.54 x 4.49 approx)

Up and over door, power and lighting, double glazed window to the rear elevation.

### Agents Notes: Additional Information

Council Tax Band: B

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

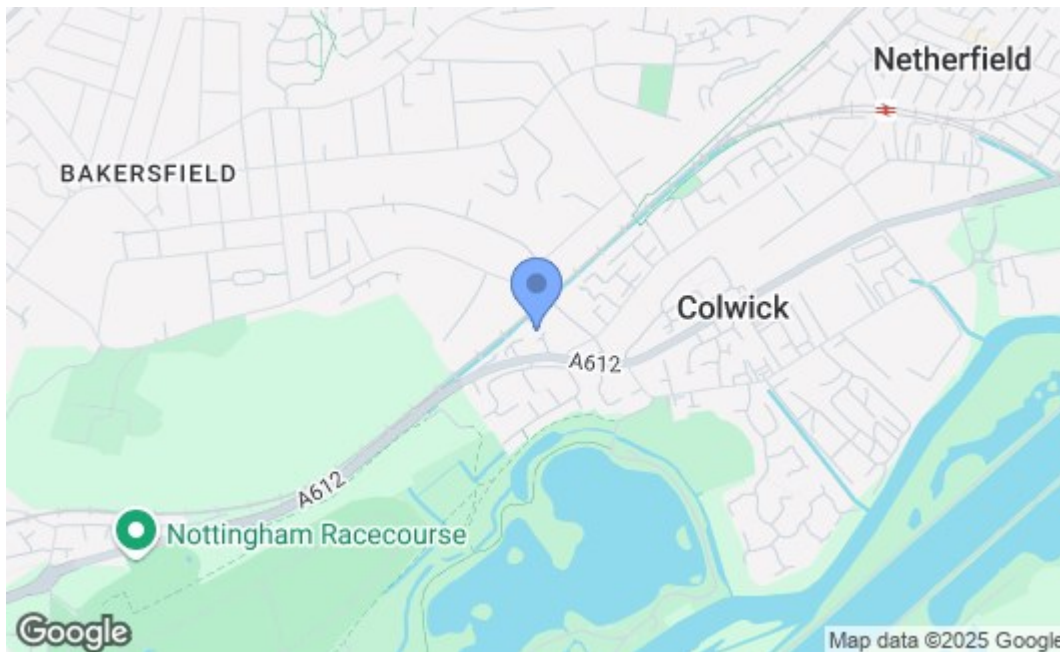
Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		67	
(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.