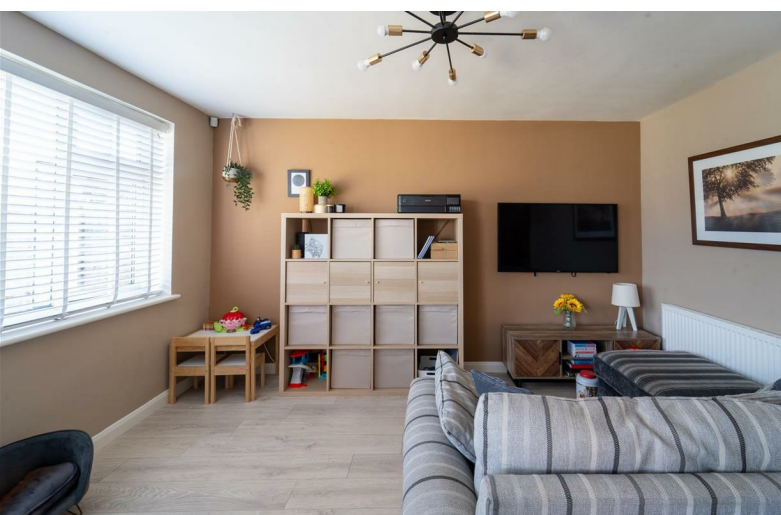




Normanby Road,
Wollaton, Nottingham
NG8 2TB

£360,000 Freehold



A stylish and beautifully presented two-bedroom detached bungalow.

Having been comprehensively renovated and remodelled by the current vendors this excellent property now offers the most appealing living space with open plan living/diner to the rear and a generous Master En-suite bedroom, and is complemented throughout with modern fixtures and fittings.

In brief the stylish interior comprises; entrance hall, open plan kitchen and living space to the rear, En-suite bedroom a further double bedroom and bathroom.

To the front the property has an established garden with shrubs and a drive providing car standing with the garage beyond. Secure gated access leads to the rear enclosed garden, which comprises; patio area, outside tap, lawn, decking and a garage.

Occupying a sought after and popular residential location convenient for local shops, excellent transport links and a wide range of other facilities, this chain free property offers ready to move into accommodation that would suit a variety of potential purchasers.



Entrance Hall

UPVC double glazed entrance door leads to the hallway, radiator, inset ceiling spot lights and a loft hatch.

Open Plan Kitchen/Living Space

21'6" x 14'9" (maximum overall measurement) (6.56m x 4.5m (maximum overall measurement))

Fitted base units work surfacing with tiled splash back, breakfast bar, single sink and drainer with mixer taps, induction hob with air filter above, inset electric oven, plumbing for a dishwasher and washing machine, integrated fridge/freezer, two UPVC double glazed windows and door to the exterior.

Bedroom One

13'11" x 11'1" (4.26m x 3.38m)

UPVC double glazed window and radiator.

En-Suite

10'11" x 4'5" (3.33m x 1.37)

WC, wall mounted wash hand basin with illuminated mirror above, double shower cubicle with main control over head shower and a further shower handset, part tiled walls, wall mounted heated towel rail, extractor fan and inset ceiling spot lights.

Bedroom Two

10'1" x 9'9" (3.08m x 2.99m)

UPVC double glazed window and radiator.

Bathroom

With a three piece suite in white comprising; wall mounted wash hand basin, WC, bath with mains control over head shower and a further shower handset, part tiled walls, UPVC double glazed window, wall mounted heated towel rail, extractor fan and a airing cupboard housing the main boiler.

Outside

To the front the property has an established garden with shrubs and a drive providing car standing with the garage beyond. Secure gated access leads to the rear enclosed garden, which comprises; patio area, outside tap, lawn, decking and a garage.

Garage

Up and over door to the front, pedestrian door to the side, window to the rear, light and power.

Material Information:

Freehold

Property Construction: Brick

Water Supply: Mains

Sewerage: Mains

Heating: Mains Gas

Solar Panels: No

Building Safety: No Obvious Risk

Restrictions: None

Rights and Easements: None

Planning Permissions/Building Regulations: None

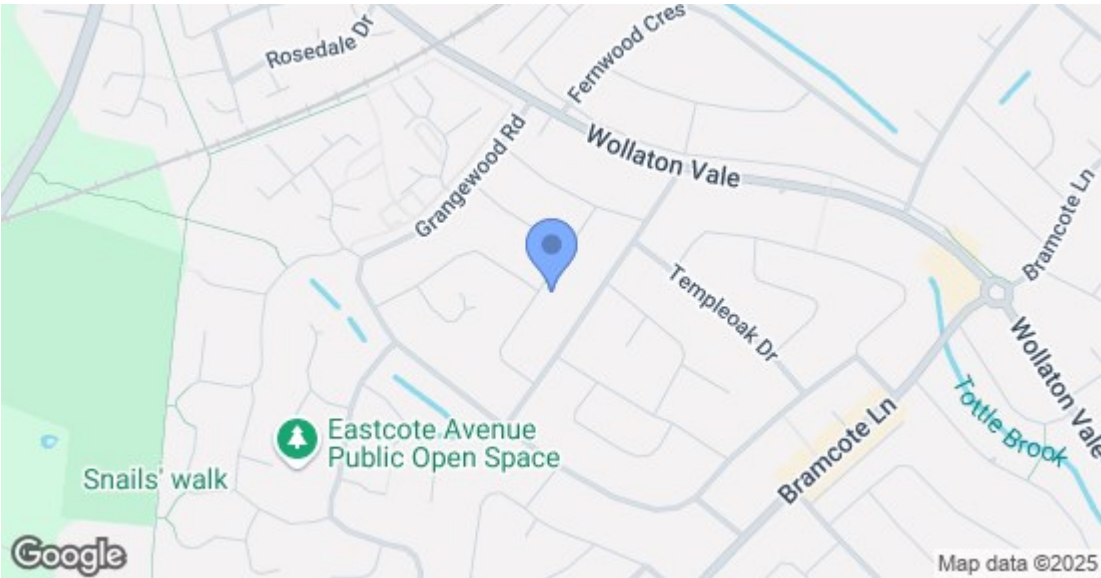
Accessibility/Adaptions: None

Has the Property Flooded?: No

Disclaimer:

These details and Key facts 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. Full material information is available in hard copy upon request.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		63
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
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