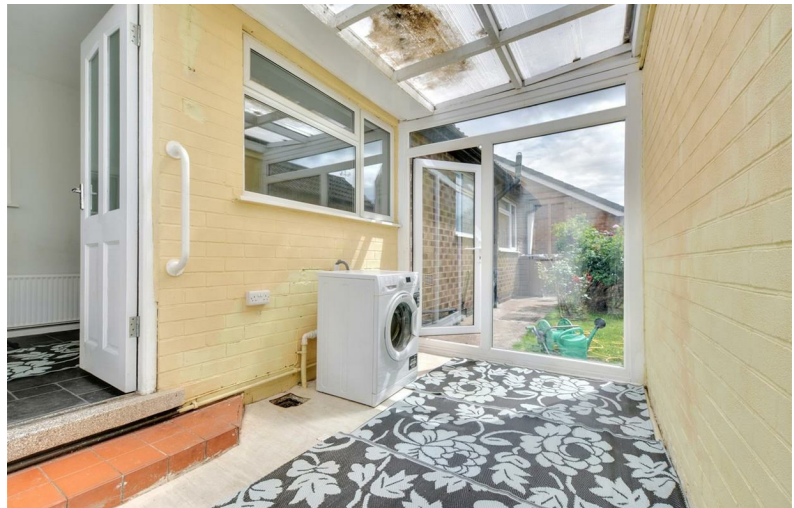
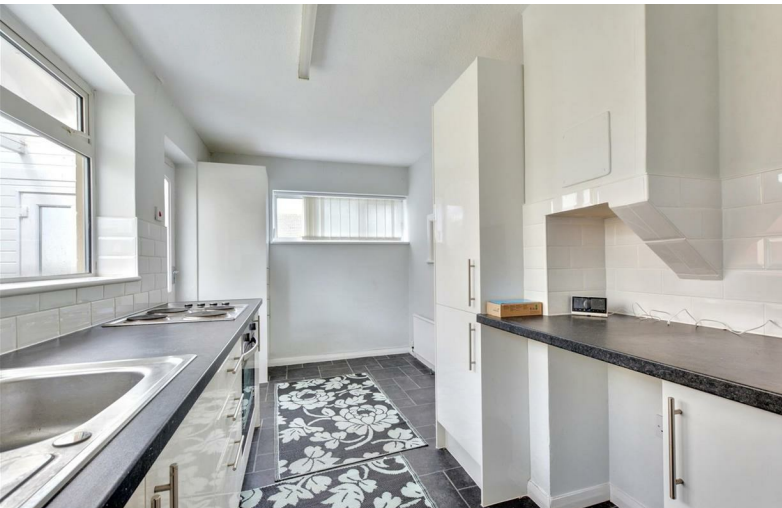




Walesby Crescent
, Nottingham NG8 3NL

£280,000 Freehold

THREE BEDROOM DETACHED
BUNGALOW £290,000 - £300,000.



A fantastic opportunity to purchase this well-presented three-bedroom detached bungalow, located on a generous corner plot in the highly sought-after Walesby Crescent area of NG8. Offered to the market with no upward chain, this spacious property is ideal for families, downsizers, or those seeking a peaceful yet well-connected home.

The accommodation comprises two generous double bedrooms and a third good-sized single room, which could easily serve as a nursery, home office, or guest room. A large and bright reception room provides a welcoming living space, complete with a gas fire and a traditional service hatch through to the kitchen. The kitchen itself is well-proportioned, featuring built-in white goods and doors leading to a sheltered utility area. This practical space allows access to the rear garden, garage, and side of the property, offering excellent versatility and storage.

The bathroom is a modern, well-presented three-piece suite, ideal for family use. Outside, the rear garden has been lovingly cultivated as a rose garden, offering high levels of privacy and acting as a sun trap—perfect for quiet relaxation or entertaining in the warmer months. The front garden adds to the charm of the home, enhancing its kerb appeal and presence on the corner plot.

The property further benefits from UPVC windows and doors throughout and is positioned in a quiet, family-friendly area with excellent amenities nearby. There is easy access to Nottingham's Ring Road and the M1, making commuting straightforward. The Queen's Medical Centre is within close reach, as are several reputable schools, making this an ideal spot for families. Nottingham city centre is also just a short drive or bus ride away, offering a wide range of shopping, leisure, and dining options.

This is a rare opportunity to acquire a detached bungalow in a desirable location, offering space, privacy, and excellent transport links—all without the complication of an onward chain. Early viewing is highly recommended.



Entrance Porch

UPVC double glazed door to the front elevation, UPVC double glazed window to the side elevation, UPVC double glazed door leading into the entrance hallway.

Entrance Hallway

Carpeted flooring, wall mounted radiator, loft access hatch, doors leading off to:

Lounge

12'2" x 15'11" approx (3.711 x 4.871 approx)

Carpeted flooring, UPVC double glazed windows to the front and side elevations, wall mounted radiator, fireplace, serving hatch through to the dining kitchen.

Kitchen

15'7" x 7'3" approx (4.751 x 2.234 approx)

A range of wall and base units with worksurfaces over incorporating a sink and drainer unit with mixer tap over, integrated oven with hob over, integrated fridge freezer, wall mounted radiator, tiled splashbacks, linoleum floor covering, serving hatch through to the lounge, UPVC double glazed windows to the side and rear elevations, door leading through to the conservatory.

Conservatory

7'0" x 11'9" approx (2.136 x 3.588 approx)

UPVC double glazed door to the side elevation providing access to the driveway, UPVC double glazed door to the side elevation leading to the rear garden with window to the side, power, space and plumbing for a washing machine, door leading through to the garage.

Garage

7'9" x 15'10" approx (2.382 x 4.846 approx)

Roller shutter door to the front elevation, UPVC double glazed window to the rear elevation, lighting.

Bedroom One

10'8" x 8'11" approx (3.276 x 2.730 approx)

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

Bedroom Two

7'9" x 8'10" approx (2.364 x 2.709 approx)

Carpeted flooring, wall mounted radiator, UPVC double glazed window to the front elevation.

Bedroom Three

7'5" x 7'6" approx (2.267 x 2.299 approx)

Carpeted flooring, wall mounted radiator, UPVC double glazed window to the front elevation.

Bathroom

6'4" x 7'4" approx (1.934 x 2.254 approx)

UPVC double glazed window to the rear elevation, panelled bath with shower attachment, wash hand basin with separate hot and cold taps, WC, tiling to the walls, carpeted flooring, wall mounted radiator, cupboard housing the boiler.

Outside

To the rear of the property there is an enclosed rear garden being laid mainly to lawn with a range of mature shrubs and trees planted throughout.

To the side of the property there is a driveway providing off the road parking, leading to the garage.

To the front of the property there are hedged boundaries with lawned areas and a range of plants and shrubbery planted throughout with a pathway leading to the entrance hallway and reaching around the property.

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 17mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

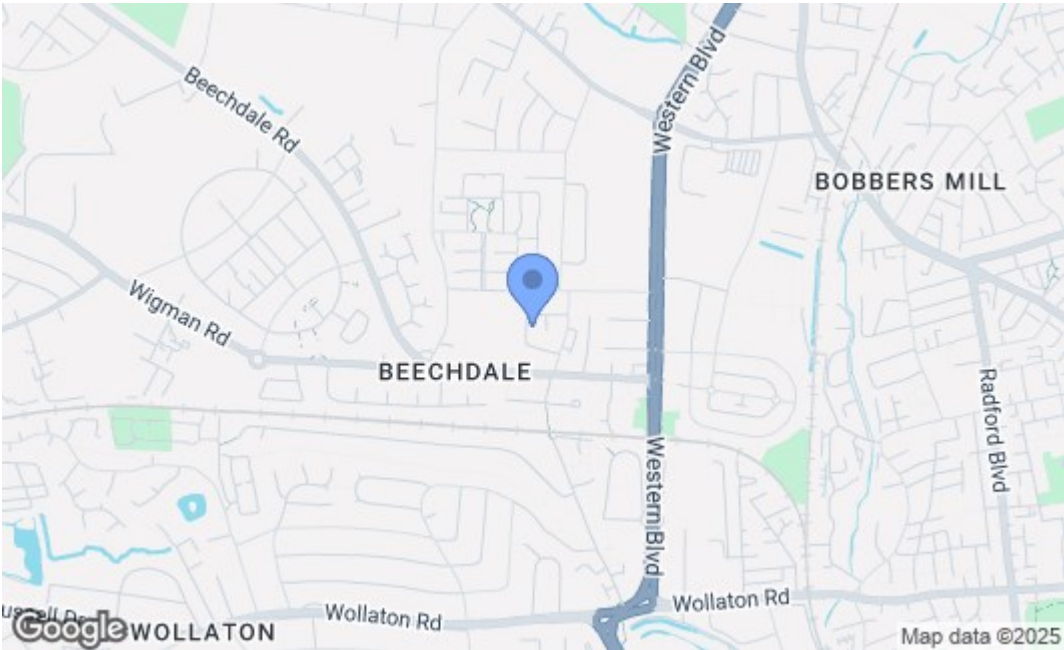
Flood Defences: No

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		86
(81-91) B		
(69-80) C	69	
(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		
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.