



**Arnold Lane
Gedling, Nottingham NG4 4HF**

£325,000 Freehold

**TWO BEDROOM DETACHED BUNGALOW
– EXCLUSIVE DEVELOPMENT,
MAPPERLEY/GEDLING – DETACHED
GARAGE**



Nestled at the end of a quiet private cul-de-sac on the prestigious Scotgrave Farm development, this exceptional two-bedroom detached bungalow offers contemporary single-storey living with the perfect balance of comfort, style, and security.

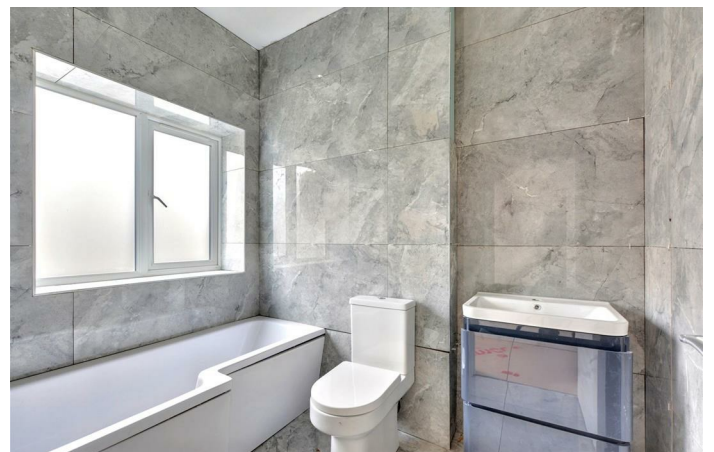
Covering approximately 85 square metres, the property is beautifully finished throughout and has been designed to meet the highest standards of modern living. A welcoming entrance hall opens onto a spacious rear-facing lounge, bathed in natural light, with double doors that lead directly onto a landscaped garden. The fitted kitchen features locally manufactured units, sleek work surfaces, and integrated white goods. Two sizeable double bedrooms and a stylish bathroom complete the interior layout, while multiple storage cupboards and a generous loft area add to the home's practicality.

In addition, this bungalow is equipped with a state-of-the-art sprinkler system, offering peace of mind and cutting-edge safety for its occupants. A detached garage and private driveway with parking for two cars further enhance its appeal.

The property forms part of a boutique development of just five dwellings, creating a sense of privacy and exclusivity rarely found in new-build schemes. As with all homes on the development, it is sold with a comprehensive ten-year build warranty for complete reassurance.

Perfectly positioned in the sought-after Mapperley and Gedling area, the development enjoys immediate access to public transport, local shops, and schools. Gedling Country Park, Victoria Retail Park, and Daleside Ring Road are all just a few minutes' drive away, with the vibrant Mapperley Top High Street — home to an array of restaurants, bars, and boutique shops — also close at hand.

Ready for immediate occupation, this stunning detached bungalow combines exceptional build quality, modern technology, and timeless design in an exclusive and highly convenient setting.



Entrance Hallway

Laminate flooring, two storage cupboards, doors leading off to:

Bathroom

7'11" x 6'1" approx (2.433 x 1.863 approx)

Tiling to the floor, tiling to the walls, WC, wash hand basin, panelled bath with shower over, UPVC double glazed window to the front elevation, extractor fan, recessed spotlights to the ceiling.

Kitchen

9'3" x 11'9" approx (2.843 x 3.594 approx)

A range of matching contemporary wall and base units with worksurfaces over incorporating a sink and drainer unit with swan neck modern mixer tap over, integrated Bosch oven, Bosch induction hob with extractor fan over, integrated dishwasher, integrated fridge freezer, recessed spotlights to the ceiling, laminate flooring, UPVC double glazed window to the side elevation.

Lounge

9'7" x 19'2" approx (2.941 x 5.860 approx)

Carpeted flooring, wall mounted radiator, UPVC double glazed box bay window to the side elevation, recessed spotlights to the ceiling, UPVC double glazed French doors to the rear elevation leading out to the garden.

Bedroom One

13'0" x 9'8" approx (3.979 x 2.950 approx)

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

Bedroom Two

8'6" x 16'0" approx (2.611 x 4.896 approx)

Carpeted flooring, wall mounted radiator, UPVC double glazed box bay window to the front elevation, recessed spotlights to the ceiling.

Outside

To the front of the property there is a pathway to the front entrance door, driveway providing off the road parking to the front and side of the property, access to the garage to the side of the property.

To the rear of the property there is an enclosed rear garden with paved patio area, lawned area, walled and fenced boundaries, side gated access to the driveway.

Garage

18'5" x 8'9" approx (5.633 x 2.683 approx)

Agents Notes: Additional Information

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

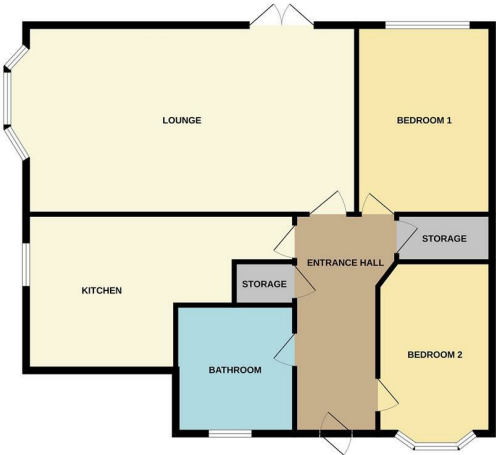
Non-Standard Construction: No

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