



Prestwood Drive  
Aspley, Nottingham NG8 3LY

A TWO DOUBLE BEDROOM DETACHED  
BUNGALOW SITUATED IN ASPLEY,  
NOTTINGHAM.

**Offers Over £299,995 Freehold**



**\*\*MUST VIEW\*\* \*\*LARGE REAR GARDEN\*\* \*\*OFF STREET PARKING\*\***

Robert Ellis Estate Agents are delighted to offer to the market this TWO DOUBLE BEDROOM DETACHED bungalow situated in Aspley, Nottingham.

The property is in excellent condition, benefitting from a recently installed Worcester Bosch Combination Boiler fitted January 2024, UPVC double glazing, off-street parking and ample space to potentially extend and develop the property STPP

Situated in Aspley, the property is in a highly regarded residential location, close to Bluecoat School, a range of nearby shopping facilities and transport links such as the A52 for Nottingham and Derby, the Nottingham Express Tram line, and the M1 Motorway.

In brief the bungalow internally comprises of, entrance hall leading into the living room, kitchen, FIRST DOUBLE bedroom, SECOND DOUBLE bedroom and bathroom. Off the kitchen there is a rear porch leading out onto the enclosed rear garden.

To the front of the property there is a driveway and a laid to lawn garden and gated access to the rear garden. To the rear, there is a large enclosed garden, perfect for entertaining and families, with a patio area and a laid to lawn garden with shrubbery and hedging.

An early viewing for this property is highly recommended to appreciate the accommodation on offer.



## Front of Property

Driveway with space for off street parking. Pathway to the front entrance. Laid to lawn garden with shrubbery and hedging. Gated access to enclosed rear garden.

## Entrance Hallway

13'0" x 4'8" approx (3.97 x 1.43 approx)

UPVC double glazed entrance door to the front elevation and UPVC double glazed floor length window to the side. Carpeted flooring. Wall mounted radiator. Ceiling light point. Wall light point. Coving to the ceiling. Loft access hatch. Internal doors leading to Living Room, Kitchen, Bathroom, Bedroom 1 and 2

## Living Room

11'6" x 14'5" approx (3.53 x 4.41 approx)

UPVC double glazed windows to the front and side elevations. Carpeted flooring. Wall mounted radiator. Ceiling light point. Wall light point. Coving to the ceiling. Feature gas fireplace with tiled hearth and surround.

## Kitchen

12'3" x 11'6" approx (3.75 x 3.53 approx)

UPVC double glazed windows to the side and rear elevations. Tiled flooring. Tiled flooring. Partially tiled walls. Wall mounted radiator. Ceiling light point. Coving to ceiling. Range of wall, base and drawers with worksurfaces over. Sink and drainer unit with swan neck dual heat tap above. Space and point for oven. Space and plumbing for washing machine. UPVC double glazed door leading into the Rear Porch.

## Bathroom

8'10" x 7'6" approx (2.70 x 2.30 approx)

UPVC double glazed window to the rear elevation. Lino flooring. Partially tiled walls. Wall mounted radiator. Ceiling light point. 4 piece suite comprising of a bath with hot and cold taps, walk-in shower cubical with electric handheld shower unit, pedestal wash hand basin with hot and cold taps and a low level flush WC. Hand rail.

## Bedroom 1

12'9" x 10'9" approx (3.89 x 3.28 approx)

UPVC double glazed window to the front elevation. Carpeted flooring. Wall mounted radiator. Ceiling light

point. Wall light points. Coving to the ceiling. Fitted wardrobes and drawers.

## Bedroom 2

12'2" x 9'6" approx (3.71 x 2.92 approx)

UPVC double glazed window to the rear elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Coving to the ceiling.

## Rear Porch

2'11" x 3'3" approx (0.9 x 1 approx)

Tiled flooring. Ceiling light point. Storage Cupboard housing the recently installed Worcester Bosch Combination Boiler fitted 01/24. UPVC double glazed door leading onto the side elevation leading onto the rear garden.

## Rear of Property

Large enclosed garden, perfect for entertaining and families. Large patio area. Large laid to lawn garden with shrubbery and hedging. Surrounding by fencing. Shed

## Council Tax

Local Authority: Nottingham

Council Tax band: C

## Agents Notes: Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky

Broadband Speed - Standard 13mbps Ultrafast 1000mbps

Phone Signal – 02, Vodafone

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defences – No

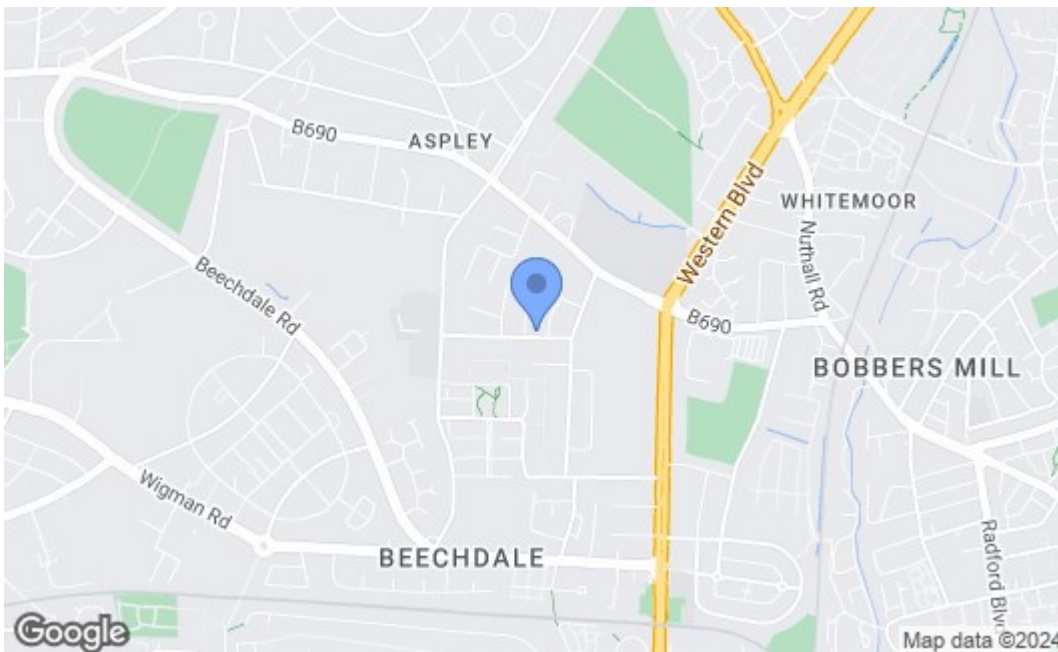
Non-Standard Construction – No

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			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		44	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		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.