Robert Ellis

look no further. . .







Gedling Road
Arnold, Nottingham NG5 6PD

CHARMING ONE BEDROOM DETACHED BUNGALOW WITH POTENTIAL FOR TWO BEDROOMS!

Guide Price £250,000 Freehold

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This beautifully presented one-bedroom bungalow offers a perfect blend of comfort, style, and potential. With drawings in place for a straightforward conversion to a two-bedroom home, it's ideal for those looking to create additional space. Boasting an integrated garage, off-street parking, and generous storage including a double porch, the property provides practicality alongside charm.

Inside, a spacious lounge with solid wood flooring, many windows providing ample natural light, and a log-burning stove flows seamlessly into a dining area featuring an Art Deco gas fireplace. The fitted kitchen impresses with solid wood units, granite worktops, a Belfast sink, range-style cooker, and built-in dishwasher.

The bungalow also includes a double bedroom with fitted storage, a three-piece bathroom with underfloor heating, and a rear conservatory/utility space that opens onto a private, west-facing, low-maintenance garden.

Ideally situated close to Arnold Hill Academy, Mapperley Top, local parks, Arnold town centre, and bus routes to Nottingham city centre (approx. 15 minutes), this home perfectly combines convenience with potential.





Entrance Porch
4'11" x 7'6" approx (1.5 x 2.3 approx)
UPVC double glazed entrance door to the side elevation leading into the entrance porch comprising tiled flooring, double glazed windows to the front and side elevations, glazed door leading through to the entrance hallway.

Entrance Hallway
4'11" x 5'6" approx (1.5 x 1.7 approx)
Dado rail, wall mounted radiator, built-in storage cupboard, wooden flooring, coving to the ceiling, glazed door leading through to the lounge.

Lounge
24'11" x 17'8" approx (7.6 x 5.4 approx)
Wooden flooring, double glazed windows to the front and side elevations, wall mounted radiator, dado rail, coving to the ceiling, ceiling rose, built-in shelving and cupboards providing ample additional storage space, multifuel burner with brick surround and tiled hearth, arched glazed French doors leading through to the inner hallway.

Inner Hallway
10'5" x 6'10" approx (3.20 x 2.10 approx)
Wooden flooring, dado rail, wall mounted radiator, wall light points, access to the loft, coving to the ceiling, ceiling rose, opening through to the dining room, doors leading off to:

Bathroom
7'2"x 8'6" approx (2.2x 2.6 approx)
Double glazed window to the side elevation, tiled flooring, tiled splashbacks, wash hand basin with mixer tap and illuminated mirror, WC, panelled bath with mixer tap and mains fed shower over, recessed spotlights to the ceiling, heated towel rail, underfloor heating, recessed spotlights to the ceiling.

Kitchen
10'5" x 17'0" approx (3.2 x 5.2 approx)
A range of wall and base units with worksurfaces over incorporating a Belfast sink with swan neck mixer tap over, space and point for a range cooker, integrated fridge freezer, integrated dishwasher, pantry style sliding cupboard doors, feature wooden beams to the ceiling, recessed spotlights to the ceiling, circular internal stained glass window, double glazed windows to the side elevation, double glazed door to the side elevation, tiled splashbacks, tiling to the floor.

Dining Room
13'9" x 6'11" approx (4.2 x 2.11 approx)
Wooden flooring, coving to the ceiling, two ceiling roses, double glazed window to the rear elevation, arched glazed doors leading through to the conservatory, circular internal stained glass window, dado rail, feature fireplace, wall mounted radiator, door leading through to the bedroom.

Conservatory
11'5" x 10'5" approx (3.5 x 3.2 approx)
Double glazed windows surrounding, double glazed door leading to the rear garden, tiled flooring, wall mounted radiator, wall light points.

Bedroom
10'5" x 10'9" approx (to the wardrobes) (3.2 x 3.3 approx (to the wardrobes))
Carpeted flooring, double glazed window to the rear elevation, wall mounted radiator, coving to the ceiling, built-in wardrobes, ceiling rose, dado rail.

Outside

Front of Property
To the front of the property there is a driveway providing off the road parking, access to the garage, steps leading to the entrance doorway, steps leading to gated access to the rear of the property, front lawned area, hedging and walled boundaries.

Garage
8'10" x 23'11" approx (2.7 x 7.3 approx)
Roller shutter door to the front elevation, light and power.

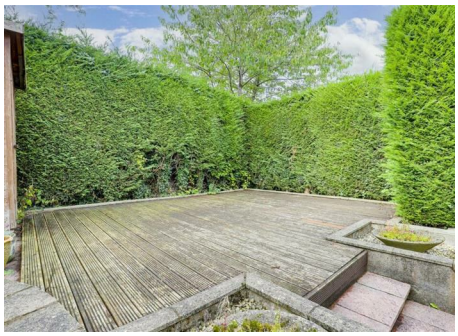
Rear of Property
To the rear of the property there is an enclosed rear garden with paved patio areas for ease of maintenance, mature hedging to the boundaries side gated access to the front of the property on either side of the garden.

Agents Notes: Additional Information
Council Tax Band: D
Local Authority: Gedling
Electricity: Mains supply
Water: Mains supply
Heating: Mains gas
Septic Tank : No
Broadband: BT, Sky, Virgin
Broadband Speed: Standard 9mbps Ultrafast 1800mbps
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



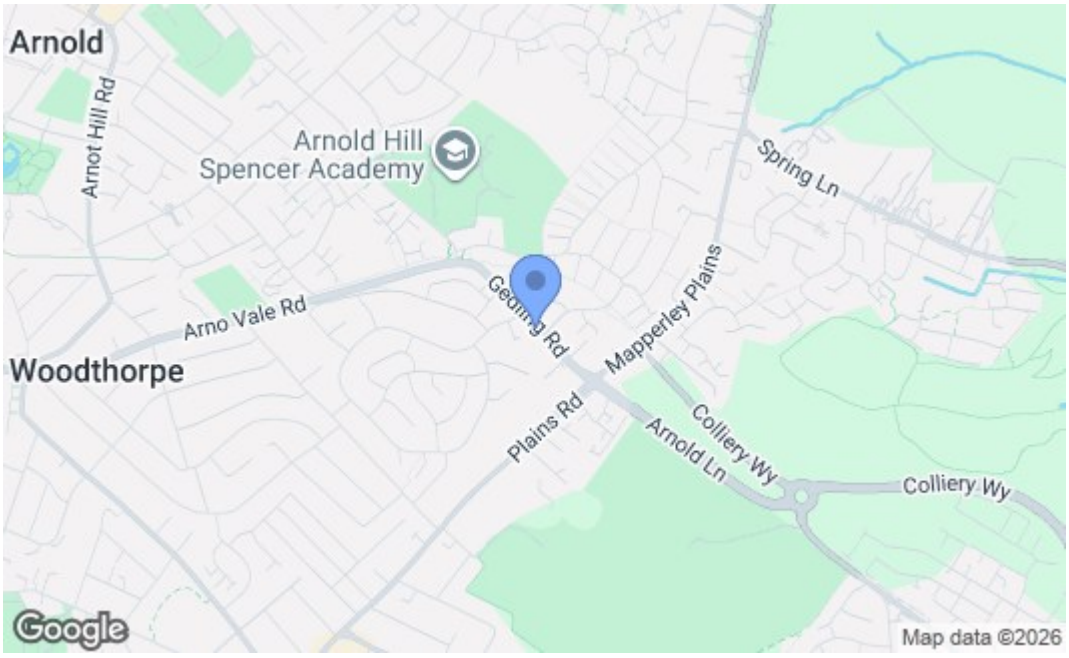


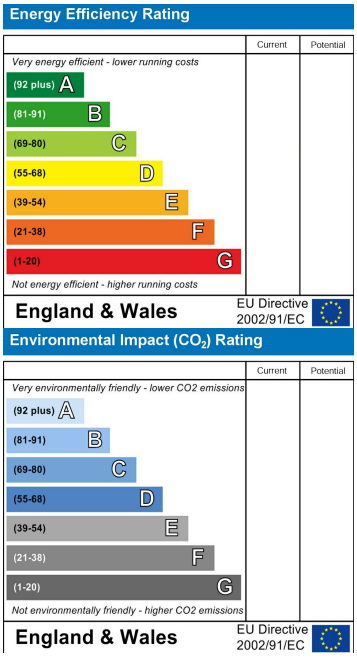












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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