

Walsingham Road
Woodthorpe, Nottingham NG5 4NQ

DETACHED THREE BEDROOM
BUNGALOW, WITH SCOPE TO
MODERNISE

Asking Price £330,000 Freehold



Robert Ellis Estate Agents are pleased to bring to the market this detached three bedroom bungalow, positioned within the highly regarded and sought after Woodthorpe area, offered to the market with the benefit of no upward chain.

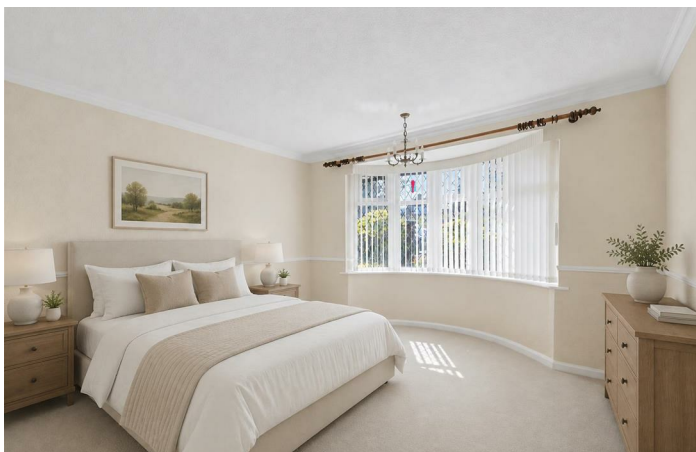
The property sits in an elevated position and offers well proportioned accommodation throughout, with plenty of character and excellent potential for a buyer looking to modernise and make the property their own. Walsingham Road is a popular residential location, conveniently placed for nearby amenities, transport links, Mapperley, Arnold, Woodthorpe and surrounding areas.

On entering the property, there is a welcoming entrance hallway with American oak flooring, giving access to the main rooms. The lounge/diner is a generous reception space positioned to the rear of the property, enjoying views over Woodthorpe and the surrounding area, with a feature oak fireplace creating a central focal point to the room.

The kitchen is fitted with a range of wall and base units, work surfaces, sink unit and space for appliances, together with a useful separate pantry and side access. There are three bedrooms, with bedroom one having a bay window to the front, bedroom two also positioned to the front with fitted wardrobes, and bedroom three overlooking the rear. The accommodation is completed by a bathroom and separate WC.

Outside, the property is set back from the road with a front garden, mature borders and gated access. There is a driveway providing off road parking, leading to a garage with electric door. Gated side access leads to the rear garden, which includes paved and gravel areas, mature shrubs and planting, two integral garden stores and a boiler room.

This is a fantastic opportunity for anyone looking for single storey living in a desirable Woodthorpe location, with scope to update, improve and create a home to their own taste and style. An internal viewing is highly recommended to appreciate the accommodation, position and potential on offer.



Entrance Hallway

Wooden entrance door to the front, original parquet wood flooring, beams to the ceiling, ceiling light point, radiator, two spacious storage cupboards and panelled doors to:

Lounge/Diner

19'7 x 13'4 approx (5.97m x 4.06m approx)

Two UPVC double glazed windows to the rear, beams to the ceiling, radiator, feature fireplace incorporating wooden surround, tiled hearth and back panel and electric fire, wall light points, radiator.

Kitchen

13'9 x 9'5 approx (4.19m x 2.87m approx)

With a range of matching wall and base units incorporating a laminate work surface above, 1½ bowl stainless steel sink with mixer tap over, UPVC double glazed window to the rear, tiling to the walls, space and point for a free standing gas cooker, space and plumbing for an automatic washing machine, extractor fan, ceiling light point, display cabinet unit, radiator, built-in dresser for further storage, ceiling light point. Glazed door to lobby.

Pantry

Providing further additional storage space and housing the electric consumer unit.

Side Lobby

Glazed door to the side passageway and garden, coat hooks and glazed door to the kitchen.

Bathroom

6'7 x 5'7 approx (2.01m x 1.70m approx)

Panelled bath with mixer shower attachment over, pedestal wash hand basin, tiled walls, UPVC double glazed window to the side, electric wall heater.

Separate w.c.

Low flush w.c., UPVC double glazed window to the side, tiled walls, ceiling light point.

Bedroom 1

12'6 x 14'5 approx (3.81m x 4.39m approx)

UPVC double glazed sectional bay window to the front, ceiling light point, coving, dado rail, radiator.

Bedroom 2

11'11 x 11'11 approx (3.63m x 3.63m approx)

UPVC double glazed leaded window to the front, radiator, ceiling light point, built-in wardrobes providing ample additional storage space.

Bedroom 3

10'2 x 7'5 approx (3.10m x 2.26m approx)

UPVC double glazed window to the rear, radiator, ceiling light point, coving.

Outside

Garden laid to lawn, mature shrubs and trees planted to the borders, secure gated access to the rear, pathway to the front entrance door, gated driveway providing ample off road parking and leading to the garage.

To the rear there is an enclosed garden with steps down leading to a spacious paved patio area, mature shrubs and trees planted to the garden with elevated views over Woodthorpe.

Integral Garage

With an electric roller shutter door to the front.

Garden Store and Boiler Room

With two integral garden stores and boiler room.

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 7mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

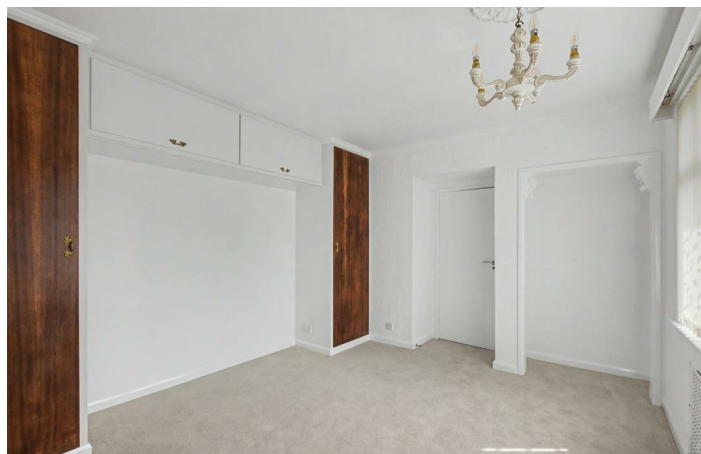
Flood Risk: No flooding in the past 5 years

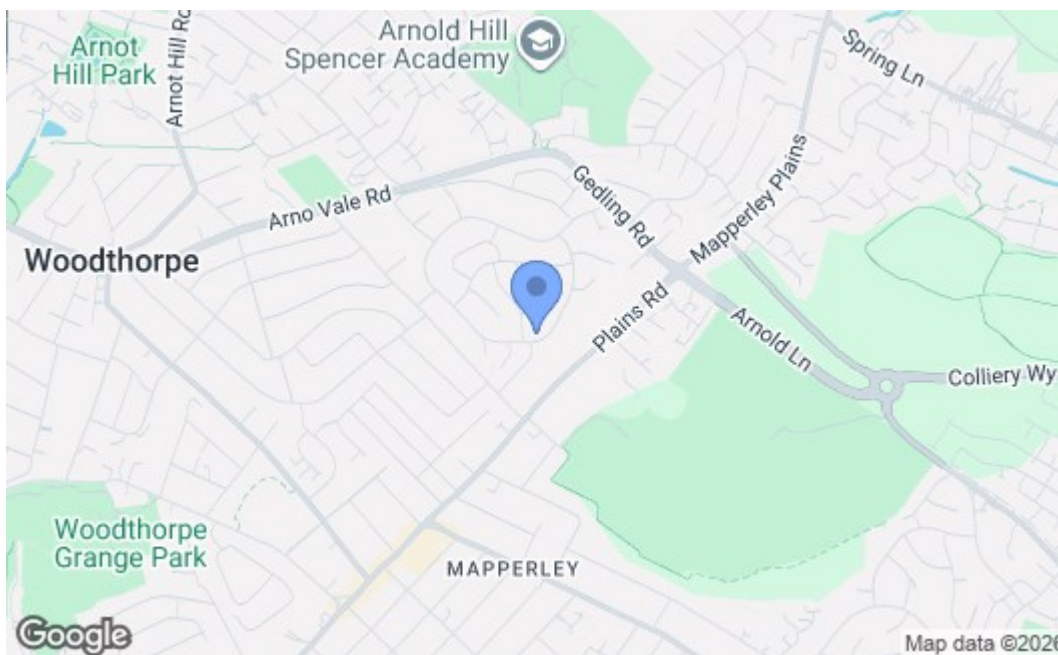
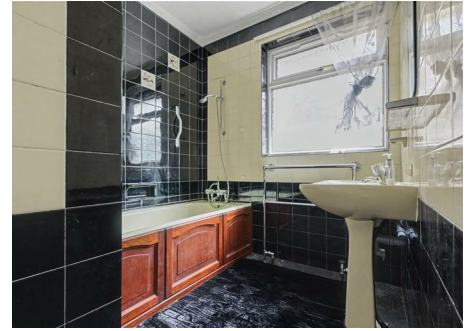
Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





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		56	
(21-38) F			
(1-20) G			76
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO₂) Rating			
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.