Robert Ellis

look no further. . .

Drummond Drive
Nuthall, Nottingham NG16 1BJ

A WELL POSITIONED DETACHED BUNGALOW FOR SALE IN NUTHALL!

Offers In The Region Of £260,000 Freehold

Offered to the market with no upward chain, this well-proportioned three-bedroom detached bungalow is ideally located in the ever-popular area of Nuthall, close to excellent local schools, shops, and transport links – including convenient access to the M1 motorway.

Upon entering the home, you are welcomed into a spacious entrance hall that provides access to all principal rooms. The generously sized lounge is light and airy, featuring patio doors that open out onto the enclosed rear garden, creating a seamless flow between indoor and outdoor living. The property also benefits from a fitted kitchen, bathroom suite, and three good-sized bedrooms, offering versatile accommodation ideal for families or downsizers.

Externally, the property boasts a well-maintained front garden, driveway parking, a detached garage, and side access leading to the private, lawned rear garden, perfect for relaxing or entertaining.

This is a fantastic opportunity to acquire a detached bungalow in a sought-after location. Early viewing is highly recommended to fully appreciate the potential on offer.

Entrance Porch
Entrance door to the side elevation giving access to the porch comprising double glazed door leading to the hallway.

Entrance Hallway
Carpeted flooring, wall mounted radiator, doors leading off to:

Kitchen
9'9" x 11'6" approx (2.98 x 3.53 approx)
Carpeted flooring, wall mounted radiator, double glazed window to the rear elevation, double glazed door to the side elevation, a range of wall and base units with laminate worksurfaces over incorporating a double sink and drainer unit with mixer tap over, space and plumbing for a washing machine, space and plumbing for a dishwasher, space and point for a cooker, wall mounted boiler, tiled splashbacks, serving hatch.

Bathroom
6'1" x 8'1" approx (1.87 x 2.48 approx)
Carpeted flooring, two double glazed windows to the side elevation, tiled splashbacks, bath with electric shower over, WC, handwash basin with separate hot and cold taps, shaver point, heated towel rail.

Lounge
12'10" x 17'1" approx (3.93 x 5.21 approx)
Double glazed windows to the rear elevation, double glazed French doors leading to the rear garden, two wall mounted radiators, carpeted flooring, serving hatch, fireplace.

Bedroom One
10'10" x 10'10" approx (3.32 x 3.31 approx)
Carpeted flooring, double glazed window to the front elevation, wall mounted radiator.

Bedroom Two
11'10" x 10'9" approx (3.62 x 3.30 approx)
Carpeted flooring, double glazed window to the front elevation, wall mounted radiator.

Bedroom Three
8'7" x 8'8" approx (2.62 x 2.66 approx)
Carpeted flooring, double glazed window to the side elevation, wall mounted radiator.

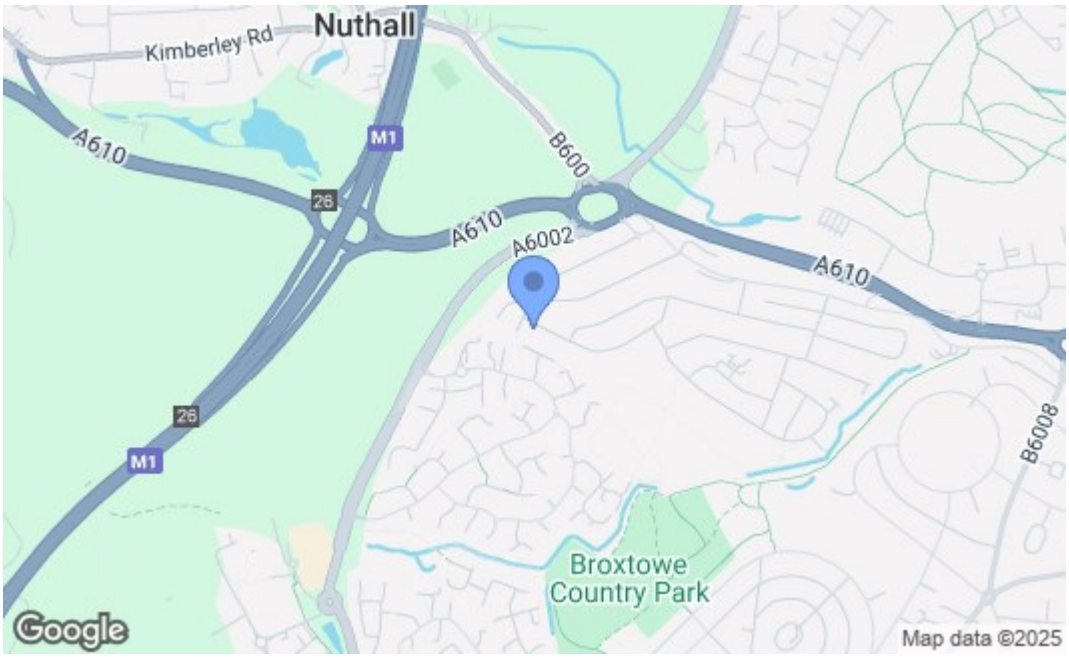
Garage
7'9" x 16'9" approx (2.37 x 5.12 approx)
Electric door, wooden door to the rear elevation, power and lighting.

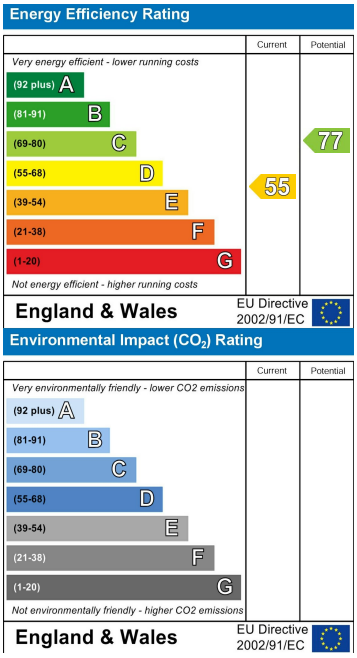
Outside

Rear of Property
To the rear of the property there is an enclosed rear garden with block paved patio area, lawned garden area, a range of mature plants and shrubs planted to the borders, access to store, access to the garage, fencing and hedging to the boundaries, side access to the front of the property.

Front of Property
To the front of the property there is a driveway providing off the road parking, access to the garage, lawned garden, a range of plants and shrubbery planted to the borders, walled boundaries, gated access.

Agents Notes: Additional Information
Council Tax Band: D
Local Authority: Broxtowe
Electricity: Mains supply
Water: Mains supply
Heating: Mains gas
Septic Tank : No
Broadband: BT, Sky, Virgin
Broadband Speed: Standard 5mbps 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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