



**Sunningdale Road  
Bulwell, Nottingham NG6 9LW**

**Asking Price £200,000 Freehold**

A TWO BEDROOM DETACHED BUNGLOW,  
NO UPWARD CHAIN.



#### NO UPWARD CHAIN – DETACHED BUNGALOW – TWO DOUBLE BEDROOMS – SOUGHT-AFTER BULWELL LOCATION

Robert Ellis Estate Agents are delighted to bring to the market this stylishly presented and extended two-bedroom detached bungalow, located in the ever-popular area of Bulwell, Nottingham.

This impressive home is presented to a good standard and is ideal for a range of buyers, including those looking to downsize, purchase their first home, or simply enjoy single-level living in a convenient location.

Internally, the accommodation is both spacious and well-appointed. Highlights include a modern kitchen with units and integrated appliances, a shower room, and an open-plan lounge/diner, perfect for entertaining or relaxing with family and friends. There are two generously sized bedrooms, along with a bright conservatory that opens out to the rear garden.

Externally, the property benefits from off-road parking to the front and a low-maintenance gravel garden, while the rear enjoys a private enclosed garden featuring a patio seating area, decorative gravel beds, mature planting, and flower borders – a lovely space to enjoy the outdoors. Detached garage offering additional storage space.

Situated just a short walk from Bulwell town centre, the property is perfectly placed for access to a wide range of local amenities, shops, supermarkets, and eateries, as well as excellent public transport links, including bus, tram, and rail services. Nottingham City Centre and the wider road network are also within easy reach, making this an ideal spot for commuters.

Offered to the market with no upward chain, early viewing is strongly recommended to appreciate the high standard of accommodation and prime location on offer.



## Fitted Kitchen

12'9 x 8'5 approx (3.89m x 2.57m approx)

With a range of matching wall and base units incorporating laminate worksurfaces above, double glazed leaded window to the front elevation with additional double glazed window and door to the side elevation, tiling to the walls, tiling to the walls, wall mounted radiator, ceiling light points, 1 1/2 bowl stainless steel sink with mixer tap over, space and point for freestanding gas cooker, space and point for freestanding fridge and freezer, ample storage space, space and plumbing for automatic washing machine, panelled door leading to pantry with shelving for additional storage.

## Inner Entrance Hallway

7'10 x 2'8 approx (2.39m x 0.81m approx)

Loft access hatch, coving to the ceiling, panelled doors leading off to;

## Shower Room

5'3 x 7'11 approx (1.60m x 2.41m approx)

Three piece suite comprising pedestal wash hand basin, walk-in shower enclosure featuring electric Mira shower above, low level flush WC, UPVC double glazed window to the side elevation, wall mounted radiator, tiling to the floor, tiling to the walls, coving to the ceiling, ceiling light point.

## Bedroom One

8'8 x 12'8 approx (2.64m x 3.86m approx)

UPVC double glazed window to the rear elevation, wall mounted radiator, ceiling light point, built-in wardrobes providing ample storage space, coving to the ceiling.

## Bedroom Two

9'2 x 7'11 approx (2.79m x 2.41m approx)

UPVC double glazed French doors leading to the rear conservatory, wall mounted radiator, coving to the ceiling, ceiling light point.

## Garden Room

6'3 x 14'09 approx (1.91m x 4.50m approx)

This additional reception benefits from having sliding UPVC double glazed patio doors leading to the low maintenance landscaped rear garden, tiling to the floor, wall light points, with light and power.

## Living Room

8'10 x 17'06 approx (2.69m x 5.33m approx)

With UPVC double glazed picture window to the front elevation with additional UPVC double glazed window to the

side elevation, wall mounted double radiators, coving to the ceiling, ceiling light point, feature fireplace incorporating wooden mantle, five bar living flame gas fire and wooden surround incorporating further storage.

## Front of Property

To the front of the property there is a driveway providing off the road vehicle hardstanding, low maintenance gravelled garden with mature shrubs planted to the borders, pathway leading to the carport.

## Carport

Additional carport to the side elevation providing further secure gated vehicle hardstanding leading to the brick built garage.

## Garage

18'3 x 8'3 approx (5.56m x 2.51m approx)

Up and over door to the front elevation, window to the side elevation, light and power.

## Rear of Property

To the rear of the property there is an enclosed low maintenance landscaped rear garden incorporating a spacious block paved patio area, fencing to the boundaries with mature shrubs and trees planted to the borders incorporating a trellis.

## Agents Notes: Additional Information

Council Tax Band: C

Local Authority: Nottingham

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

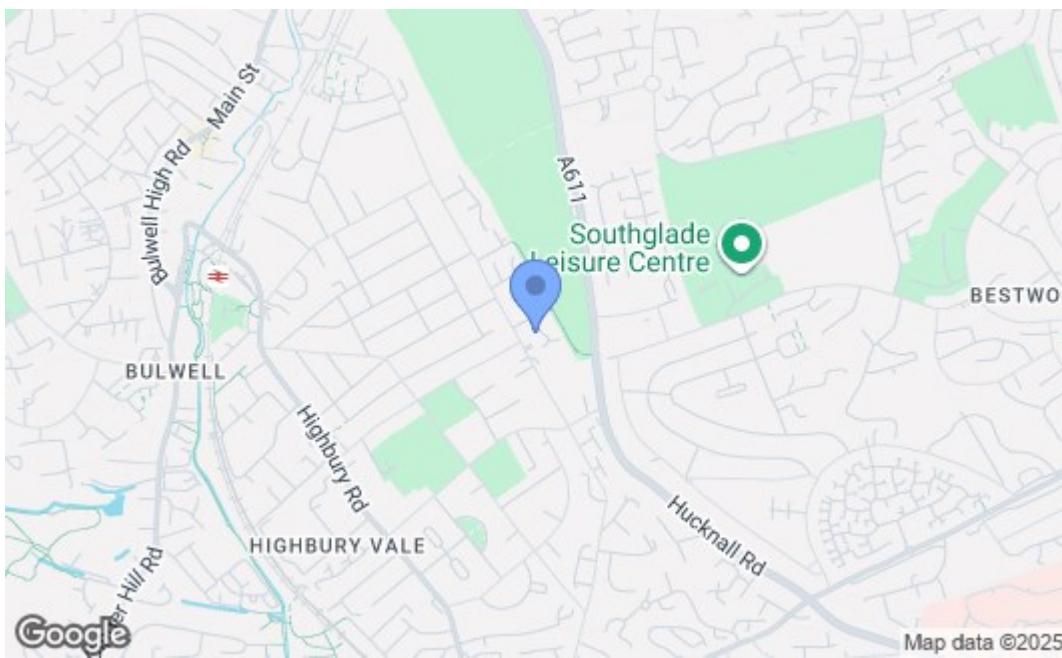
Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	87
(81-91)	B	
(69-80)	C	
(55-68)	D	67
(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 <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		
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.