



**Galena Drive  
, Nottingham NG3 6JS**

**A THREE BEDROOM DETACHED  
BUNGALOW FOR SALE!**

**Guide Price £225,000 Freehold**



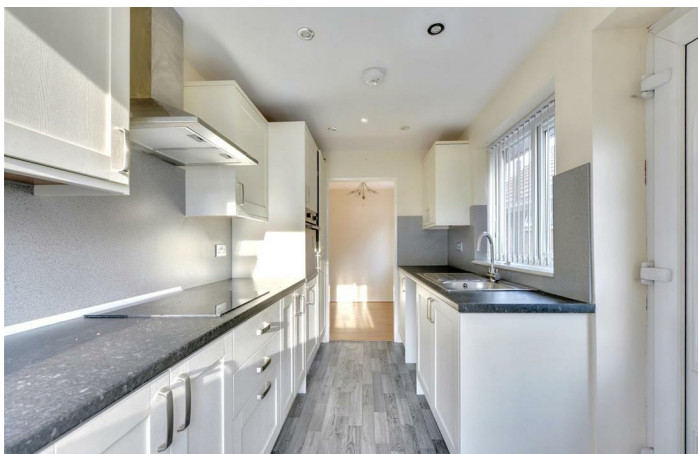
Robert Ellis Estate Agents are pleased to bring to market this generously sized three bedroom detached bungalow, located in the desirable and well-connected area of Thorneywood, Nottingham. With excellent access to local schools, shops, and transport links, this property is perfectly positioned for families, downsizers, or buyers seeking a home with lots of potential.

The bungalow offers a flexible layout with a well-appointed kitchen, a separate dining room, three comfortable bedrooms, and a practical wet room. There's plenty of scope to modernise, reconfigure, or even extend, making this an exciting opportunity for anyone looking to create their dream home.

To the rear, you'll find a private garden space that offers peace and potential, whether you're a keen gardener or simply looking for a space to relax and unwind. A detached garage provides additional storage or workshop space.

At the front of the property, there is a lawned garden, a driveway offering off-street parking, and further on-road parking available for visitors.

This property offers the ideal blend of location, space, and opportunity. Whether you're looking for a comfortable home as it is, or a project to unlock its full potential, this bungalow has a lot to offer.



UPVC door to the side giving access to:

#### Kitchen

13'5" x 6'7" max (4.11m x 2.01m max)

Linoleum flooring, double glazed windows to the front and side, wall mounted radiator, storage cupboard, archway through to diner and door to lounge. Spotlights to the ceiling, range of wall, base and drawer units with work surfaces over incorporating a sink and drainer with mixer tap, built-in oven, built-in fridge freezer, four ring Lamona induction hob with hood above, plumbing for a washing machine or dishwasher, UPVC splashbacks.

#### Lounge

18'11" x 11'11" max (5.77m x 3.64m max)

Carpeted flooring, wooden beams to the ceiling, double glazed bay window to the front, wall mounted radiator, double glazed window to the side, door to inner hall.

#### Dining Area

7'10" x 6'9" max (2.4m x 2.06m max)

Double glazed window to the side, laminate flooring, wall mounted radiator.

#### Inner Hall

Laminate flooring, loft access hatch, doors to:

#### Wet Room

14'9" x 6'7" max (4.52m x 2.02m max)

Double glazed window to the side, tiled splashbacks, low flush w.c., electric shower, wash hand basin, shaver point and heated towel rail.

#### Bedroom 1

x 13'3" max (x 4.05m max)

Double glazed window to the rear, wall mounted radiator, carpeted flooring, built-in wardrobes and vanity unit.

#### Bedroom 2

8'1" x 13'3" max (2.48m x 4.05m max)

Carpeted flooring, wall mounted radiator, double glazed window and door to the rear.

#### Bedroom 3

6'9" x 6'9" max (2.06m x 2.06m max)

Double glazed window to the side, wall mounted radiator, carpeted flooring.

#### Outside

To the front of the property there is a patio garden with stones, plants and shrubbery, fencing to the boundaries and a gate to the driveway.

There is a slope allowing disabled access, lawn with pebbled borders and fencing to the boundaries, lawned garden.

#### Garage

The garage is at the bottom of the garden.

#### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 2mbps Superfast 192mbps

Ultrafast 1000mbps

Phone Signal – 02, EE, Three, Vodafone

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

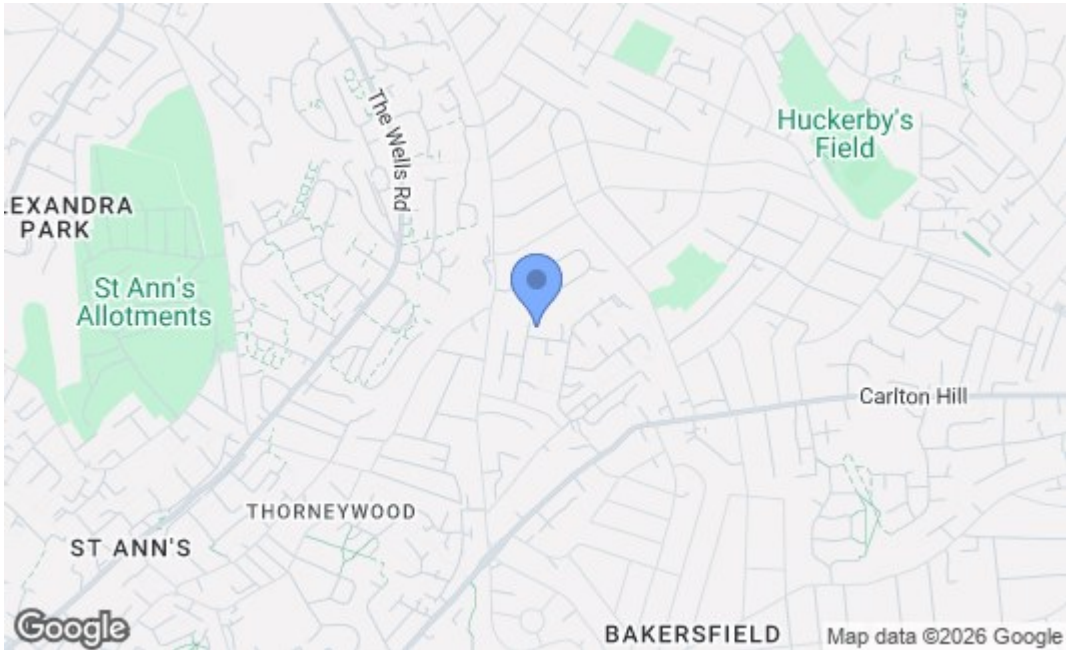
Flood Defenses – No

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                                                     |         | 83        |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       | 64      |           |
| (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.