



Walsingham Road,  
Woodthorpe, Nottingham  
NG5 4NU

**£280,000 Freehold**



Located in the ever-popular area of Woodthorpe, this well-presented two bedroom detached bungalow offers spacious, single-level living with the added bonus of a beautiful rear garden, garage, and off-street parking.

As you step inside, you're welcomed into a generously sized entrance hall, setting the tone for the space and comfort this home has to offer. From here, there is access to all main rooms, including a bright and airy lounge/diner, well-appointed kitchen, two double bedrooms, a modern bathroom, and a separate WC.

Off the lounge is a delightful conservatory, providing the perfect spot to relax and enjoy views over the private rear garden – ideal for unwinding or entertaining guests.

Outside, the property continues to impress with a well-maintained garden to the rear, offering a tranquil retreat. To the front, there is a driveway providing parking for one car, as well as a detached garage for additional storage or parking.

Positioned within easy reach of local shops, transport links, and amenities, this bungalow combines convenience with comfort – perfect for downsizers or anyone seeking peaceful yet connected living.



### Front of Property

To the front of the property there is a driveway providing off the road parking, front garden with artificial lawned area, a range of plants and shrubbery planted to the borders, access to the integral garage.

### Integral Garage

16'11" x 8'1" approx (5.17 x 2.47 approx)

Up and over door to the front elevation, power and lighting.

### Entrance Hallway

UPVC double glazed door to the front elevation with fixed double glazed panel to the side, wall mounted radiator, dado rail, coving to the ceiling, doors leading off to rooms, laminate floor covering.

### Bathroom

7'1" x 5'10" approx (2.18 x 1.78 approx)

Tiled flooring, tiling to the walls, double glazed window to the front elevation, chrome heated towel rail, vanity wash hand basin with mixer tap, WC, shower cubicle with mains fed shower over.

### WC

2'7" x 5'11" approx (0.79 x 1.82 approx)

Tiled flooring, wall mounted radiator, double glazed window to the side elevation, WC, hand wash basin with separate hot and cold taps.

### Bedroom Two

9'4" x 11'6" approx (2.87 x 3.51 approx)

Laminate floor covering, double glazed window to the front elevation, wall mounted radiator, built-in wardrobes.

### Bedroom One

17'9" x 9'10" x 8'7" approx (5.43 x 3.02 x 2.62 approx)

Laminate floor covering, two wall mounted radiators, double glazed window to both the front and rear elevations.

### Kitchen

11'4" x 9'1" approx (3.46 x 2.77 approx)

Laminate floor covering, double glazed window and door to the side elevation, serving hatch, heated towel rail,

coving to the ceiling, a range of wall and base units with worksurfaces over incorporating a sink and drainer unit with mixer tap over, integrated oven with induction hob above, integrated fridge freezer, space and plumbing for a washing machine.

### Lounge Diner

10'9" x 21'5" approx (3.28 x 6.54 approx)

Maple wood flooring, double glazed window to the side, gas fireplace with tiled hearth and wood surround, TV point, coving to the ceiling, wall mounted radiator, large double glazed window and door to the conservatory providing ample natural light into the space.

### Conservatory

8'0" x 12'10" approx (2.45 x 3.92 approx)

Tiled flooring, double glazed windows surrounding, double glazed door leading to the rear enclosed garden, wall light points.

### Rear of Property

To the rear of the property there is a large enclosed rear garden perfect for hosting and relaxing, with a large artificial lawned area, patio area, pond, side access to the front of the property, outdoor water tap, two sheds, flowerbeds to the borders with a range of mature plants trees and shrubbery planted throughout, fencing to the boundaries.

### Agents Notes: Additional Information

Council Tax Band: C

Local Authority: Gedling

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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		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.