Robert Ellis

look no further. . .







Paton Road
Basford, Nottingham NG5 1ND

TWO BEDROOM DETACHED BUNGLOW
SELLING WITH NO UPWARD CHAIN

Guide Price £200,000 Freehold



GUIDE PRICE £200,000 - £210,000

ROBERT ELLIS ESTATE AGENTS are delighted to bring to the market this WELL-PRESENTED TWO BEDROOM DETACHED BUNGALOW, occupying a generous corner plot in an established and convenient location within easy reach of local amenities, transport links, and Nottingham City Centre.

This ideal downsize or single-level living opportunity is offered to the market with NO UPWARD CHAIN, making it perfect for those seeking a swift and stress-free purchase.

The internal accommodation has been tastefully upgraded and comprises a welcoming entrance hallway, a modern refitted kitchen with a stylish range of wall and base units and space for appliances, a generously proportioned living room, two good-sized bedrooms, and a modern refitted shower room. A useful utility room provides additional practicality and storage.

Externally, the bungalow sits proudly on a corner plot with wraparound gardens offering excellent potential for landscaping, relaxing, or entertaining. A driveway provides off-road parking, and there is a detached garage for secure parking or storage.

Located in a popular part of NG5, the home is close to local shops, bus routes, doctors, and schools, and offers excellent access to the City Hospital and surrounding commuter routes.

With bungalows in high demand, we highly recommend an early viewing to appreciate all this lovely home has to offer.

Contact the Robert Ellis Arnold office today to arrange your viewing.





Entrance Hallway
5'1 x 6'09 approx (1.55m x 2.06m approx)
Modern double glazed leaded composite door to the front elevation with fixed double glazed side panel, wall mounted radiator, tiled flooring, cloaks cupboard, ceiling light point, internal panelled door leading through to the lounge diner.

Cloaks Cupboard
With rail, storage for shoes, electrical consumer unit, further electrical meter cabinet.

Lounge Diner
16'2 x 12' approx (4.93m x 3.66m approx)
Two wall mounted radiators, ceiling light point, LVT flooring, ample space for both seating and dining area, panelled door leading through to the side inner hallway, opening through to the kitchen.

Kitchen
9'01 x 10'4 approx (2.77m x 3.15m approx)
With a range of matching contemporary wall and base units incorporating quarts worksurfaces over, undercounter 1 1/2 bowl sink with swan neck mixer tap above, integrated Bosch eye level double oven, four ring gas hob with built-in extractor hood over, integrated fridge freezer, feature vertical radiator, integrated slimline dishwasher, ample storage cabinets, tiling to the floor, recessed spotlights to the ceiling with feature pelmet lighting, opening through to the lounge diner, internal glazed panelled door leading through to the side lobby.

Side Lobby/Utility
3'11 x 8'11 approx (1.19m x 2.72m approx)
Space and plumbing for stacked washer dryer, additional storage cupboard with further storage space and quartz worksurfaces over, wall mounted radiator, tiling to the floor, UPVC double glazed window to the rear elevation, ceiling light point.

Inner Hallway
2'7 x 5'11 approx (0.79m x 1.80m approx)
Loft access hatch with pull down loft ladder, ceiling light point, airing cupboard with shelving, LVT flooring, panelled doors leading off to:

Shower Room
5'11 x 8'9 approx (1.80m x 2.67m approx)
Walk-in shower enclosure featuring a mains fed rainwater shower head above, semi-recessed vanity wash hand basin with mixer tap over and storage cupboards below, low level flush WC, feature tiling to the walls, tiling to the floor, chrome heated towel rail, recessed spotlights to the ceiling.

Bedroom Two
12'3 x 8'1 approx (3.73m x 2.46m approx)
UPVC double glazed window to the side elevation, wall mounted radiator, ceiling light point, LVT flooring.

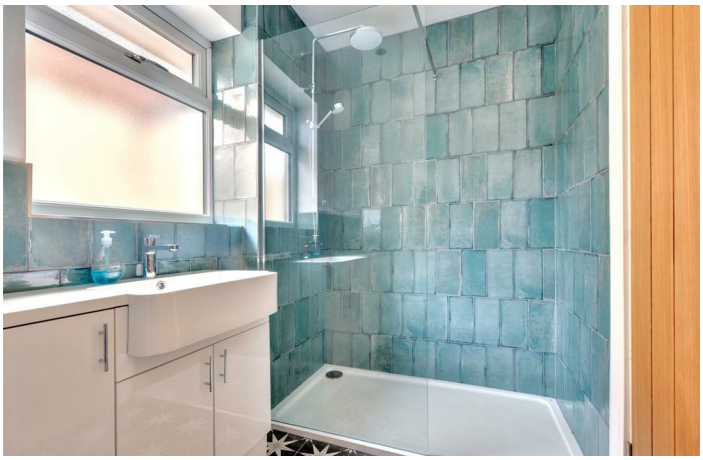
Bedroom One
10'6 x 11'4 approx (3.20m x 3.45m approx)
UPVC double glazed picture window to the rear elevation, wall mounted radiator, ceiling light point, LVT flooring.

Outside
The property sits on a spacious plot with wall to the boundary, paved patio area, external security lighting, freestanding brick built garage, secure gated access to the front of the property.

To the rear of the property there is an enclosed low maintenance garden.

Brick Built Garage
9'5 x 17'8 approx (2.87m x 5.38m approx)
Up and over door to the front elevation, side access door, window to the side elevation, light and power.

Agents Notes: Additional Information
Council Tax Band: B
Local Authority: Nottingham
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



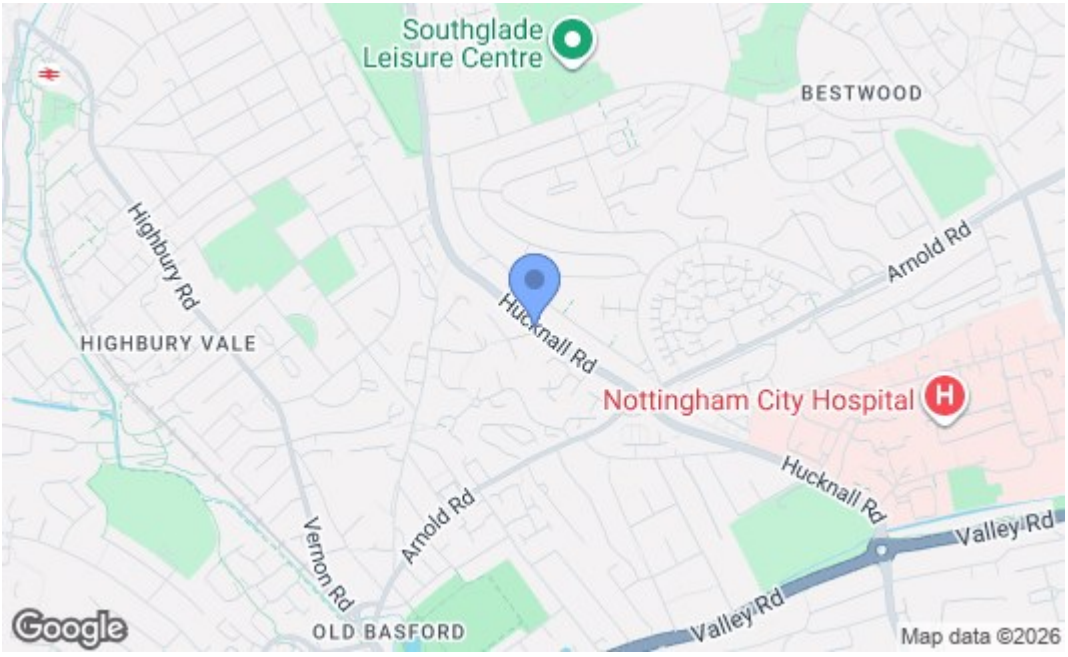


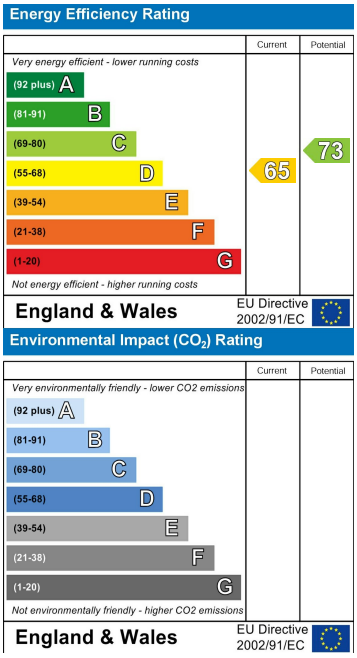












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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