



Scalford Drive, Nottingham

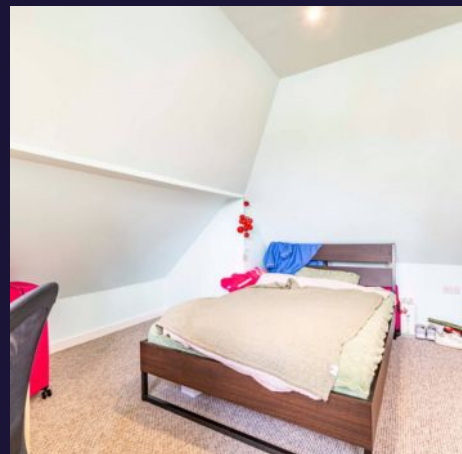
Guide Price **£295,000**

 **Comfort
Estates**



Prepare to be impressed by this stunning detached bungalow in the sought-after area of Wollaton. This well-presented property boasts four double bedrooms, making it ideal for a range of buyers, from investors to those seeking a beautiful home. Situated close to the University of Nottingham and the Queens Medical Centre, this home offers not only convenience but also huge potential with a current gross rental income of £25,020 pa and the opportunity to increase both income and capital value. Upon a huge corner plot, this property features a driveway to the side, providing ample parking space and kerb appeal.

Step outside and discover the generous outside space of this property, featuring a block-paved driveway for three vehicles and well-maintained gardens on all aspects. A retaining wall at the front enhances the property's elegance and privacy. With gated secure access, this outdoor area offers a perfect blend of functionality and aesthetics, making it a delightful space for outdoor activities and relaxation. Don't miss out on this fantastic opportunity to own a home that combines comfort, convenience, and potential in one of Nottingham's most desirable locations. Please note this property is of non-standard construction, a William Crane bungalow, on which selected mortgage companies will lend on.





- Well Presented Bungalow
- Four Double Bedrooms
- Close Proximity To The University Of Nottingham
- Close Proximity To The Queens Medical Centre
- Current Gross Rental Income Of £25,020 pa
- Huge Potential To Increase Rental Income
- Huge Potential To Add Capital Value
- Sought After Area Of Wollaton
- Fantastic Opportunity For A Range Of Buyers Including Investors And Those Seeking A Beautiful Home
- Huge Corner Plot With Driveway To Side

Kitchen Diner

17' 2" x 9' 4" (5.22m x 2.85m)

Modern kitchen lined with a range of wall and base units, integral appliances, overhead extractor fan, and French doors leading to the rear garden.

Living Room

12' 5" x 8' 10" (3.78m x 2.70m)

Good-sized living room with laminate flooring and a window to the rear aspect.

Bedroom 1

15' 2" x 11' 5" (4.63m x 3.47m)

Double bedroom with laminate flooring and a window to the front aspect.



Bedroom 2

12' 5" x 11' 6" (3.78m x 3.50m)

Double bedroom with laminate flooring and a window to the front aspect.

Bedroom 3

12' 2" x 14' 4" (3.72m x 4.37m)

Another generous double on the first floor with carpeted flooring, semi-vaulted ceiling, and a box bay window to the front aspect.

Bedroom 4

15' 7" x 14' 4" (4.74m x 4.37m)

Another generous double on the first floor with carpeted flooring, semi-vaulted ceiling, and a window to the front aspect.

Bathroom

6' 7" x 5' 6" (2.00m x 1.68m)

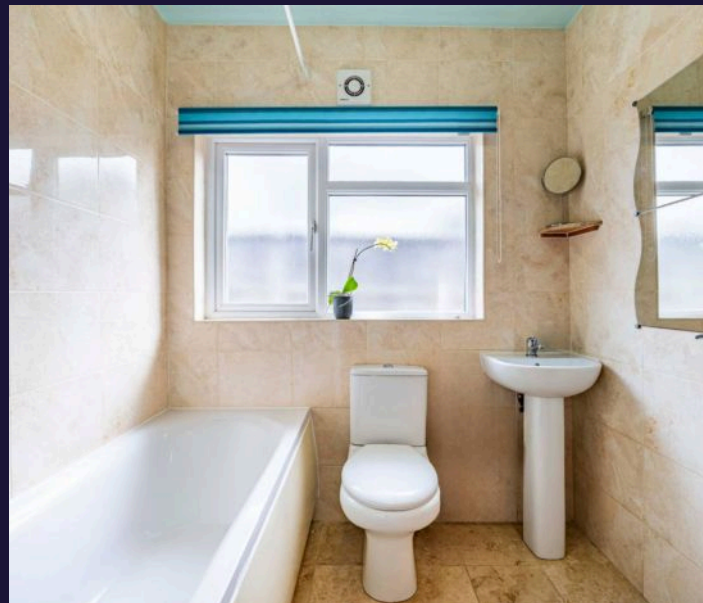
Tiled bathroom with three-piece suite comprising panel bath with shower over, heated towel rail, and low-level W.C. A Velux window allows plenty of natural light.

Bathroom

A second bathroom is also tiled, with a three-piece suite comprising a panel bath with a shower over, wash hand basin, and low-level W.C. There is a frosted window to the rear aspect too.

Additional property details

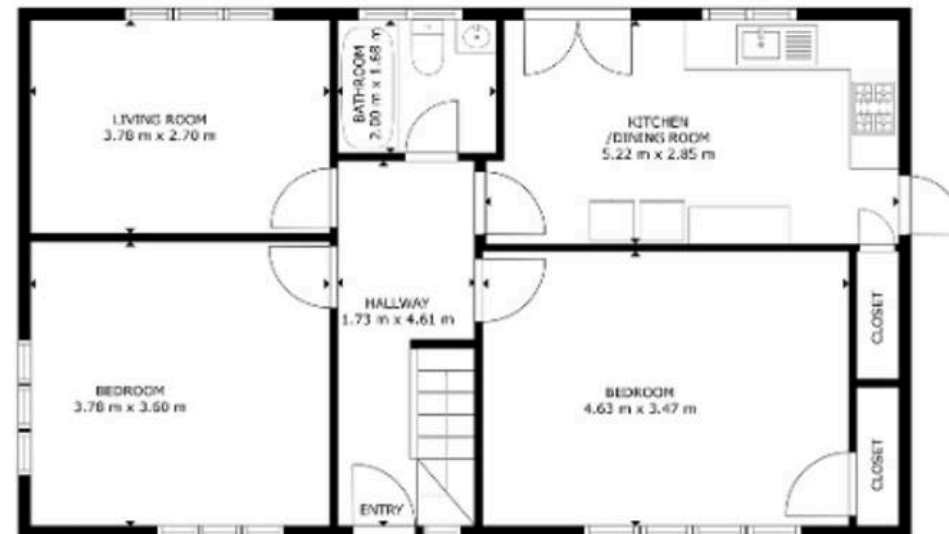
- Property style: Detached
- Property Age Bracket: 1910 - 1940
- Council Tax Band: D







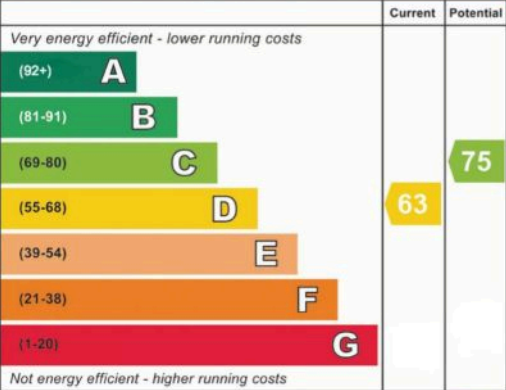
FLOOR 2



FLOOR 1

GROSS INTERNAL AREA
FLOOR 1: 70 m², FLOOR 2: 42 m²
TOTAL: 112 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Energy Efficiency Rating

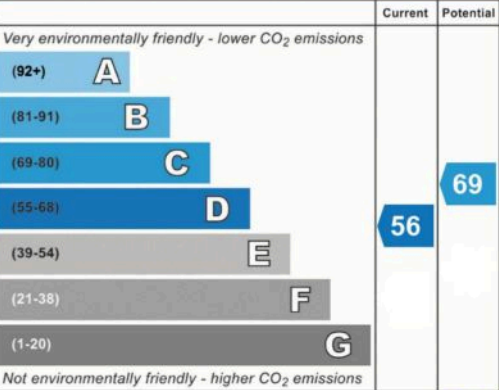


England, Scotland & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating



England, Scotland & Wales

EU Directive
2002/91/EC





Comfort Estates

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