



**Conery Gardens, Whatton Nottingham NG13 9FD**



**welcome to**

## **Conery Gardens, Whatton Nottingham**

This CHARMING 3-bedroom detached BUNGALOW, located in a peaceful cul-de-sac location in the picturesque village of Whatton in the Vale, has been thoughtfully enhanced by its current owners. Ideal for those seeking a SERENE LIFESTYLE in a green and tranquil setting. Viewing is highly recommended!



### Entrance Porch

An oak-effect and composite Solidor entrance door with 'Burdock' glass inlay and side windows leads into the entrance hall.

### Entrance Hall

Tiled wood-effect flooring and central heating radiator.

### Lounge

12' 10" x 13' 11" ( 3.91m x 4.24m )

Central heating radiator, coal-effect fireplace, and a large window overlooking the front of the property.

### Kitchen Diner

9' 3" max x 19' 3" ( 2.82m max x 5.87m )

Features matching base and eye-level units with under-cupboard motion lighting, a white single drainer double sink unit with a swan-head mixer tap, a NEFF ceramic induction hob with extractor fan, and a NEFF double electric oven. Includes an integrated dishwasher, plumbing for a washing machine, and space for a tumble dryer. Brand new boiler fitted December 2024. Double glazed window with fitted blinds overlooking the side, central heating radiator, and continuation of the tiled wood-effect flooring.

### Snug Room

9' 7" x 9' 7" ( 2.92m x 2.92m )

Double glazed windows and door leading to a large patio area, vertical central heating radiator, and a pitched roof. Perfect fit blinds are installed throughout.

### Cloakroom

Features a low flush W.C. with a concealed cistern, a corner wash hand basin with a cupboard below, and a chrome towel radiator.

### Inner Hall

Carpeted with a useful storage cupboard.

### Bedroom 1

11' 1" x 14' 4" ( 3.38m x 4.37m )

Double glazed window facing the front, central

heating radiator, and a wall-mounted commercial air conditioning unit for temperature control.

### Bedroom 2

11' 1" x 10' 3" max ( 3.38m x 3.12m max )

Double glazed window overlooking the rear and central heating radiator.

### Bedroom 3

8' 3" x 7' 9" ( 2.51m x 2.36m )

Single bedroom with double glazed double doors and side windows to the rear, and central heating radiator.

### Bathroom

'L' shaped bath with a rain fall electric overhead shower, wash basin with mixer tap, and low flush W.C. Fully tiled walls and floor, central heating radiator, and rear window.

### External

Private gravel driveway with space for several vehicles and a detached garage (built within the last 3 years) featuring an electric roller shutter door and an oak-effect and composite Solidor door at the rear. The garage includes a water supply for washing vehicles. The front garden is beautifully landscaped with lawn and mature borders. The rear garden is designed with Brazilian slate tiles, Victorian-style brick borders around artificial lawn, and a patio area ideal for al fresco dining. A garden shed with reinforced steel struts, recently recovered roof, lighting, and power supply provides ample storage. There is also an outside tap and two outdoor double sockets.



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## Conery Gardens, Whatton Nottingham

- A STUNNING 3-BEDROOM DETACHED BUNGALOW
- EXTENDED
- DETACHED GARAGE
- AMPLE PARKING
- VILLAGE LOCATION

Tenure: Freehold EPC Rating: D

offers in excess of

**£425,000**



Please note the marker reflects the postcode not the actual property

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