



DavidJames
the estate agent

Bentley Avenue, Nottingham, NG3 7AX

Guide Price £250,000

About This Property

Located within easy reach of Carlton Hill's amenities, this detached bungalow is well-presented throughout and offers a perfect opportunity for those seeking the benefits of single-storey living without compromising on storage space!

As you step into the initial welcoming entrance hall, you'll notice the panel for the burglar alarm system for added piece of mind with access also available to the WC. The bright and spacious lounge then features a gas fire as well as French doors to a balcony for lovely views over the garden. A separate versatile reception room, currently utilised as a dining room, could function as an additional sitting room or home office space.

The superb modern kitchen is equipped with an integrated electric oven, gas hob and extractor with space available for a freestanding washing machine and fridge/freezer.

The bungalow boasts two double bedrooms, both well-proportioned and complemented by the bathroom which has a three-piece suite and an over-bath shower.

Additional benefits include UPVC double glazing and gas central heating powered by a Worcester boiler.

The property also features a basement level accessed externally, starting with a versatile utility area with sliding doors, power and lighting that could function as an additional reception space. This area then leads to handy storage under the property.

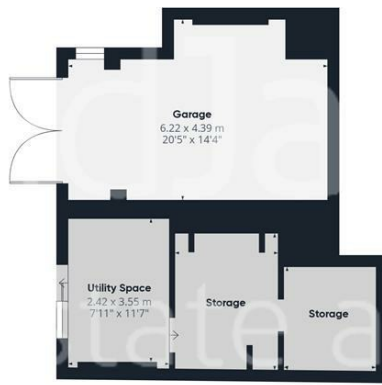
The fantastic southerly-facing rear garden is well-established and offers a generous lawn, perfect for relaxing and those with a green-thumb. A shared driveway to the side leads to a private parking area for multiple vehicles and in turn to a good-sized garage with power, lighting and a range of fitted units which creates a workshop area. Further off-street parking is available to the front, adding to the convenience of this lovely home.



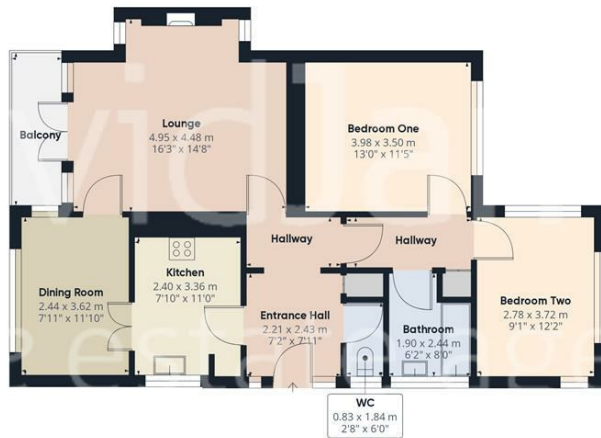
- Detached bungalow
- Well-presented throughout
- A short walk from Carlton Hill's amenities
- Ideal for those seeking single-storey living with plenty of storage and parking
- Bright and spacious lounge with a feature balcony
- Separate versatile dining room
- Modern kitchen with integrated cooking appliances
- Two double bedrooms with a complementing bathroom
- Generous parking to both the rear and front
- Garage with both power and lighting







Floor 0



Floor 1

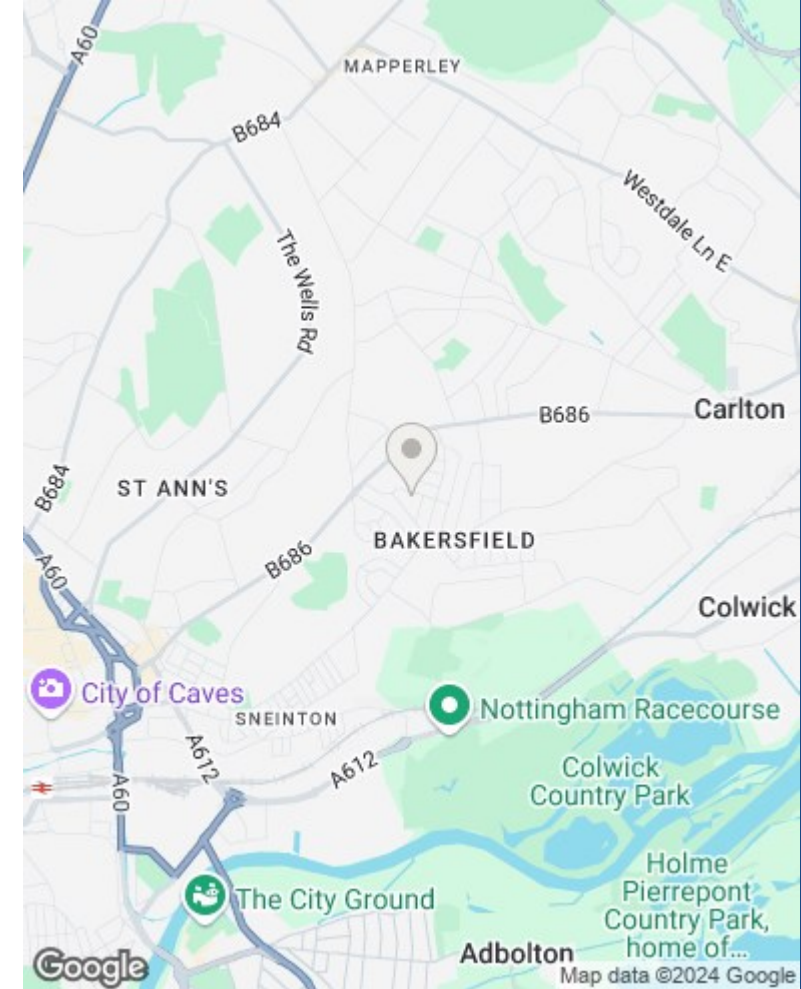


Approximate total area⁽¹⁾
128.14 m²
1379.33 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Council Tax Band: C
Nottingham City Council
Freehold

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