



34 Victoria Road

Bunny | NG11 6QF | Asking Price £425,000

ROYSTON  
& LUND



- Asking Price: £425,000
- Garden Featuring Pond, Lawn, Shed, Greenhouse, Plants/Shrubs
- Garage/Workshop
- Shower Room/WC
- EPC Rating G
- Generous Plot
- Two Double Bedrooms
- Countryside Location
- Freehold
- Council Tax Band E







Royston & Lund are delighted to offer this property which is set within the charming village of Bunny, this detached bungalow sits on a generously sized plot, promising not only versatile living spaces but also an opportunity for potential development (subject to correct planning permissions).

Upon entering the property through the porch you are greeted by a spacious hallway that sets the tone for the comfortable living that lies within. The interior unfolds to reveal a well-appointed lounge area, seamlessly connected to a versatile sitting room. The breakfast kitchen is located to the rear and features an 'AGA' cooker, fitted units and a utility area with facilities for freestanding white goods.

Accommodating a variety of lifestyles, the bungalow hosts two double bedrooms, each complemented by a well-equipped shower room. The shower room also features a wash basin and a WC.

Stepping outside, the property unfolds to reveal extensive gardens, offering ample space for outdoor activities, gardening endeavours, or simply basking in the tranquillity of nature. A spacious driveway provides convenient off-road parking, leading to a garage which provides further access to the benefit of a workshop.

Beyond the confines of this idyllic retreat, the village of Bunny beckons with a wealth of amenities which include local shop, petrol station, an amazing village pub; The Rancliffe Arms and a well-regarded primary school. It also benefits from being nearby to commuting links via the A46 and the A52.





## EPC

### Energy Efficiency Rating

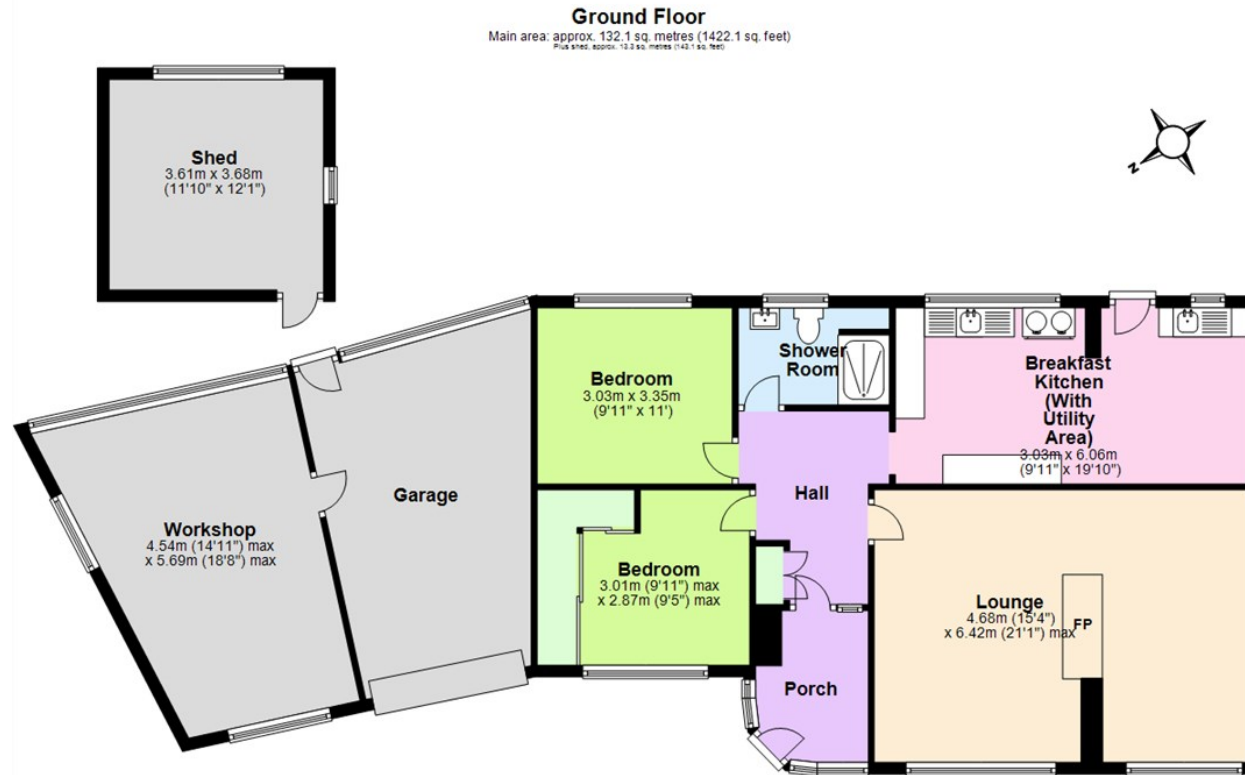
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		<b>60</b>
	<b>19</b>	

England & Wales 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

England & Wales EU Directive 2002/91/EC



Main area: Approx. 132.1 sq. metres (1422.1 sq. feet)  
Plus shed, approx. 13.3 sq. metres (143.1 sq. feet)

Where every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
Plan produced using PlanUp.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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