



Offers Over £300,000

1 Bedroom Detached Bungalow for sale

46 VERNON DRIVE, NUTHALL, NOTTINGHAM



EweMove
SALES AND LETTINGS



Overview

**** Horsendale Estate Nuthall** Stylish Detached Bungalow**
 Planning Permission, Easy access to M1, A610, Nottingham City and perfect location to desirable schools



Key Features

- Planning permission
- Garden rooms
- Detached Bungalow
- excellent transport links
- Close to Schools
- off road parking
- Must see
- low maintenance garden









***OPEN DAY VIEWINGS 25TH OCTOBER 2025 11AM TO 3PM *** AND VIEWINGS BY APPOINTMENT ONLY ***

Welcome to an extraordinary opportunity to own a truly unique home on the highly sought-after Horsendale Estate. This isn't just a bungalow; it's a vision in progress, offering a buyer the rare chance to complete a project to their own exacting standards. Planning permission has been granted by Broxtowe Borough Council (Ref: 22/00362/FUL) for a significant extension, transforming this one-bedroom property into a spacious three-bedroom, two-bathroom family home. The work is already 60% complete, with all the initial groundwork and high-spec structural work professionally executed.

This property is suited to someone to turn it into their forever home or builder.

High-Spec Interior & Kitchen

The current living space has been meticulously renovated to an exceptionally high standard. The heart of the home is a stunning, large, high-spec kitchen, featuring a magnificent centrepiece island, providing both a functional workspace and a hub for social gatherings. Every existing room has been fitted with premium materials and finishes, showcasing the attention to detail and quality of the ongoing project.

The Vision Awaits: Extension & Garden

The granted planning permission allows for the addition of two further bedrooms and an extra bathroom, significantly increasing the property's value and living space. This is a unique chance to acquire a property where the most challenging and time-consuming phases of construction are already done, leaving you to finish the final touches and truly make it your own.

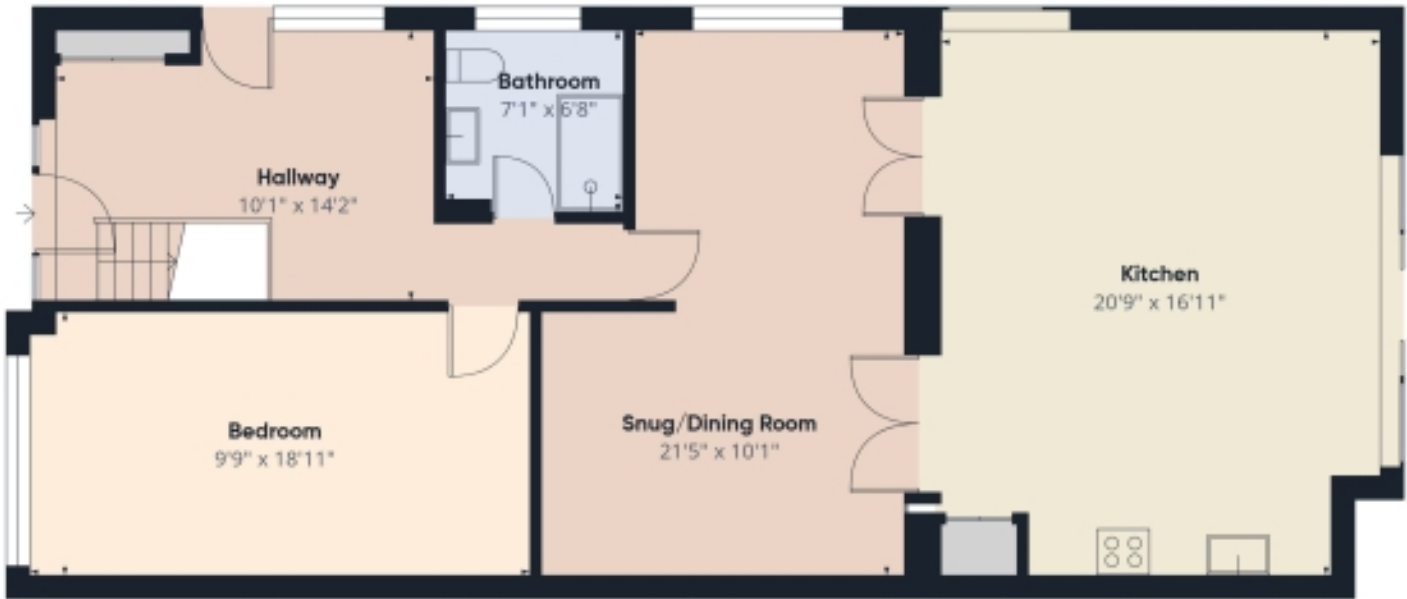
The garden is another space that has been transformed into a high-spec, all-year-round entertainment area. It features two versatile garden rooms, which could be configured as a home office, workshop, bar, or gym. The outdoor area has been designed for alfresco dining and relaxing, creating a perfect blend of indoor-outdoor living.

Location & Local Schools

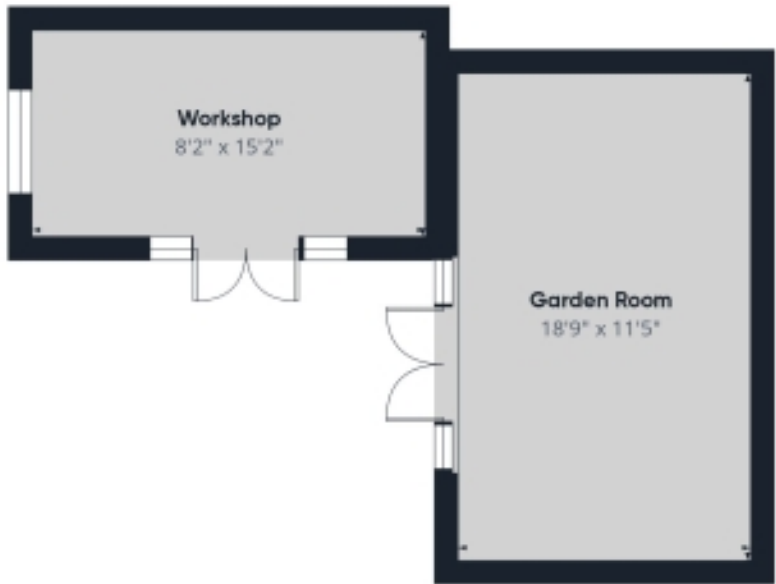
Nestled within the Horsendale Estate in Nuthall, the property is located in a desirable and family-friendly area. It's ideally situated for access to local



Floorplans



Floor 0 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
1360 ft²

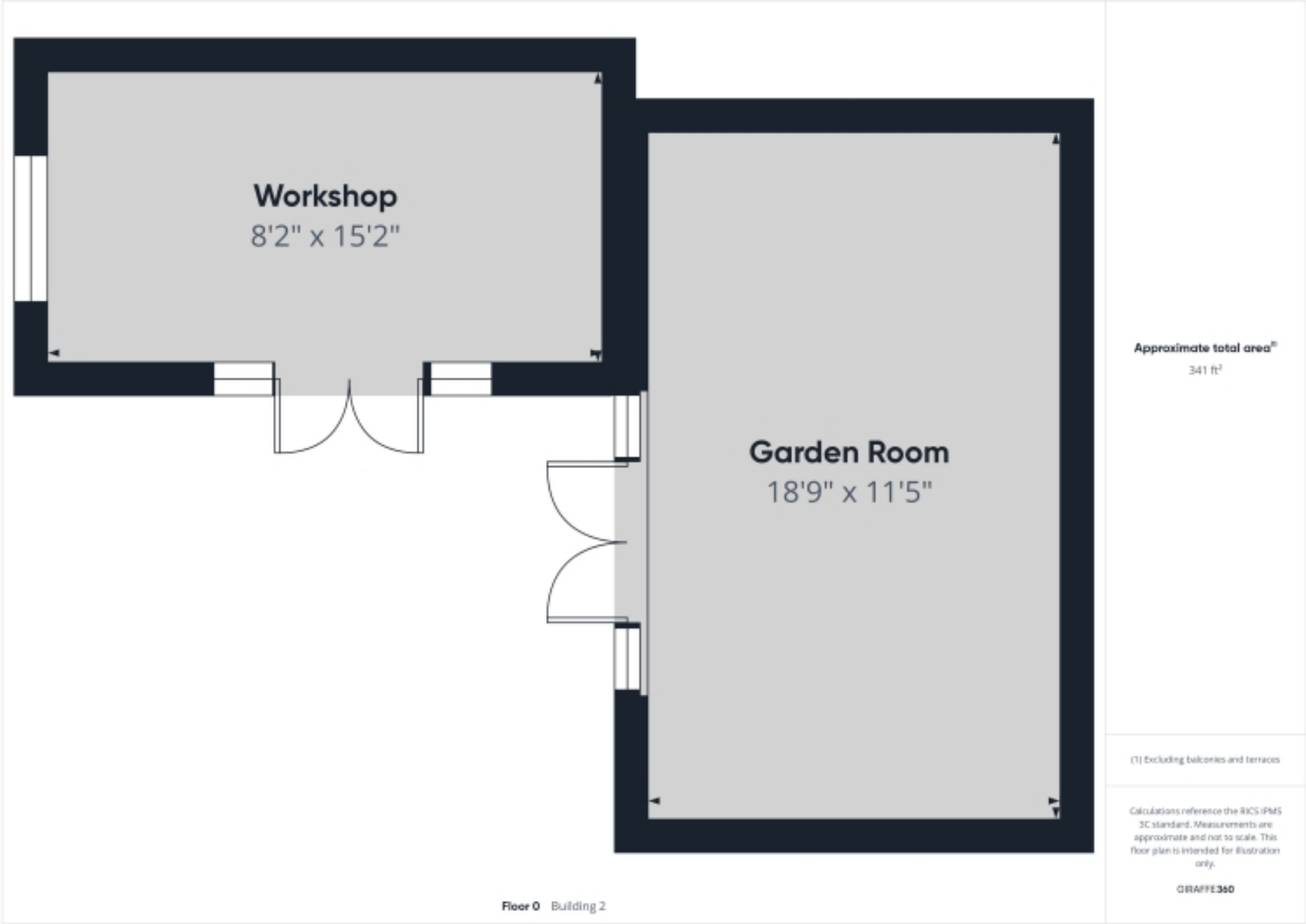
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

Floorplans



Floorplans



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Marketed by EweMove Nuthall & Eastwood

01156 973 908 (24/7)
nuthall@ewemove.com

