

# HoldenCopley

PREPARE TO BE MOVED

Langdale Road, Nottingham, NG3 7FE

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£220,000



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## SPACIOUS DETACHED BUNGALOW WITH NO UPWARD CHAIN...

Offered to the market with no upward chain, this versatile and spacious three-bedroom detached bungalow presents a fantastic opportunity for a wide range of buyers. Whether you're looking to downsize, enjoy single-level living, or simply settle into a well-connected and desirable area, this property ticks all the boxes. The accommodation comprises an inviting entrance hall, a cosy bay-fronted living room, and a bright open-plan kitchen and dining area – perfect for everyday living and entertaining. The kitchen is well-appointed, while the dining space enjoys natural light from sliding patio doors that lead directly into the garden. There are two generously-sized double bedrooms, along with a versatile third room, which could easily serve as a guest bedroom, study, or hobby space. This room provides access to a conservatory, offering elevated views over the garden – a peaceful retreat in any season. The accommodation is completed with a well-maintained three-piece bathroom suite. Outside, the property enjoys attractive kerb appeal with a mature front garden, driveway providing off-street parking, and gated access to the rear. The enclosed rear garden is beautifully landscaped with rockery features, mature trees, and a well-tended lawn, offering a tranquil space to relax. A detached garage, fully functional workshop, pottery room, and under-house storage provide excellent additional space for hobbies or practical use. Located in a popular residential area, the bungalow is just a short stroll from Colwick Woods and Colwick Country Park, ideal for dog walkers and nature lovers. With easy access to local shops, amenities, and excellent transport links into Nottingham city centre, this property combines space, flexibility, and a fantastic location.

MUST BE VIEWED







- Detached Bungalow
- Three Bedrooms
- Bay-Fronted Living Room
- Open-Plan Kitchen/Diner
- Conservatory
- Three-Piece Bathroom Suite
- Enclosed Rear Garden & Workshop
- Driveway
- No Upward Chain
- Popular Location











ACCOMMODATION

Entrance Hall

14'6" x 9'2" (4.44 x 2.81)

The entrance hall has wood-effect flooring, a dado rail, a loft hatch, a radiator, an in-built cupboard, and a UPVC double-glazed window flanking a UPVC door, providing access into the accommodation.

Living Room

14'10" x 10'6" (4.53 x 3.22)

The living room has carpeted flooring, a dado rail, a picture rail, a feature fireplace set in a hearth with a decorative surround, a radiator, and a UPVC double-glazed bay window to the front elevation.

Kitchen/Diner

17'8" x 17'5" (5.40 x 5.32)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and a half with a swan neck mixer tap and drainer, an integrated double oven, a gas hob with extractor fan, an undercounter fridge freezer, a tiled splashback, coving to the ceiling, tiled flooring, UPVC double-glazed windows to the side and rear elevations, and a UPVC door providing access from the porch.  
The dining room has carpeted flooring, coving to the ceiling, a dado rail, a feature fireplace set in a hearth with a decorative surround, space for a dining table, a radiator, and a sliding patio door opening out onto the rear garden.

Rear Porch

The porch has tiled flooring, a polycarbonate roof, space and plumbing for a washing machine, UPVC double-glazed windows to the side and rear elevations, and a UPVC door providing access to the rear garden.

Study

10'6" x 7'10" (3.21 x 2.41)

The study has carpeted flooring, coving to the ceiling, a radiator, and open access to the conservatory.

Conservatory

9'8" x 4'5" (2.95 x 1.37)

The conservatory has wood-effect flooring, a polycarbonate roof, and UPVC double-glazed windows to the side and rear elevations.

Master Bedroom

11'10" x 10'11" (3.61 x 3.33)

The main bedroom has carpeted flooring, coving to the ceiling, a dado rail, a picture rail, and a UPVC double-glazed bay window to the front elevation.

Bedroom Two

10'11" x 9'3" (3.34 x 2.82)

The second bedroom has carpeted flooring, coving to the ceiling, a dado rail, a picture rail, an in-built wardrobe with sliding mirrored doors, and a UPVC double-glazed window to the side elevation.

Bathroom

7'10" x 5'10" (2.39 x 1.80)

The bathroom has a low-level flush W/C, a vanity storage unit with a wash basin, a shower enclosure with a mains-fed shower and handheld shower head, a radiator, floor-to-ceiling tiling, recessed spotlights, and a UPVC double-glazed obscure window to the side elevation.

ADDITIONAL INFORMATION

Broadband Networks - Openreach, Virgin Media  
Broadband Speed - Ultrafast available - 1800 Mbps (download) 220 Mbps (upload)

Phone Signal – Good 4G/5G Coverage  
Electricity – Mains Supply  
Water – Mains Supply  
Heating – Gas Central Heating – Connected to Mains Supply  
Septic Tank – No  
Sewage – Mains Supply  
Flood Risk – No flooding in the past 5 years+  
Flood Risk Area - Very Low  
Non-Standard Construction – No  
Any Legal Restrictions – No  
Other Material Issues – No

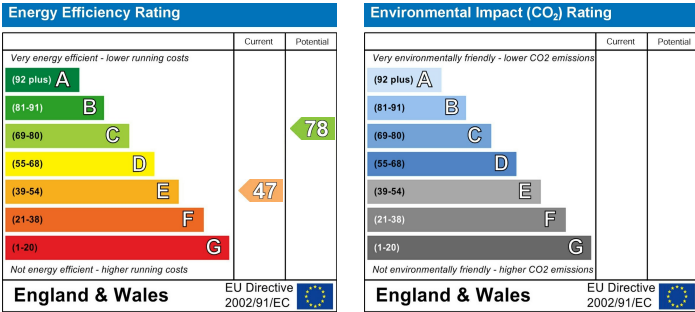
DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band C  
This information was obtained through the directgov website.  
HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:  
Property Tenure is Freehold  
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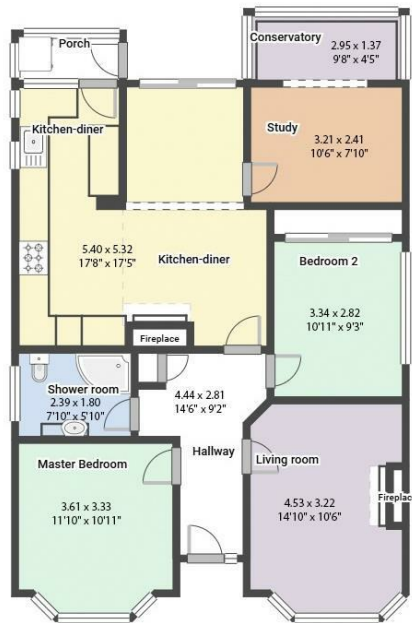
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.  
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.  
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