



Trent Vale Road,  
Beeston Rylands, Nottingham  
NG9 1ND

**£329,950 Freehold**





A spacious three-bedroom detached bungalow on a large plot with off street parking for multiple cars.

Situated just a short walk to the high street, you are positioned with a wealth of local amenities on your doorstep including shops, public houses, healthcare facilities, restaurants, and transport links.

This fantastic property would be considered an ideal opportunity for any buyers looking to put their own stamp on their next purchase, this would include anyone looking to downsize to the area, any families looking for level living or anyone looking for a development opportunity, similar to others on the street, subject to relevant consents.

In brief the internal accommodation comprises; Entrance Hall, Living Room, Kitchen with walk in pantry, Utility Room, Three Bedrooms and Bathroom.

Outside the property is a generous front garden, this is primarily lawned with extensive off-street parking. The rear is paved with two large workshops.

A great opportunity for any buyer to create a fantastic bungalow, well worthy of an early internal viewings.



### Entrance Hall

UPVC double glazed door through to the entrance hall with laminate flooring and radiator.

### Living Room

16'0" x 11'1" (4.90m x 3.39m )

Laminate flooring, with radiator and UPVC double glazed bay window to the front aspect.

### Kitchen

13'3" x 9'4" (4.06m x 2.85m )

A range of wall and base units with work surfacing over and tiled splashbacks, one and half bowl sink with mixer tap, inset electric hob and integrated electric oven. Space and fittings for freestanding appliances to include fridge freezer and UPVC double glazed door to the rear garden. Access to the walk in pantry.

### Pantry

5'1" x 4'6" (1.56m x 1.38m )

Base units with work surface over and wall mounted combination boiler.

### Utility Room

6'9" x 5'6" (2.06m x 1.68m )

Base units with work surfaces over. Space and fittings for freestanding appliances to include freestanding washing machine and dryer.

### Bedroom One

13'11" x 9'2" (4.26m x 2.81m )

Laminate flooring, with radiator and UPVC double glazed window to the front aspect.

### Bedroom Two

9'10" x 9'6" (3.00m x 2.92m )

Laminate flooring, with radiator, fitted storage cupboard and UPVC double glazed window to the side aspect.

### Bedroom Three

9'6" x 8'11" (2.91m x 2.74m )

Laminate flooring, with radiator, fitted storage cupboard and UPVC double glazed window to the front aspect.

### Bathroom

Incorporating a three-piece suite comprising low flush WC,

pedestal wash hand basin and walk in mains powered shower with glass shower screen. Fully tiled walls, radiator and UPVC double glazed window to the rear aspect.

### Outside

To the front is a large garden, primarily lawned with gated access to a pebbled driveway and well-established shrubs and trees. The rear garden is a low maintenance paved garden with two spacious workshops both with power.

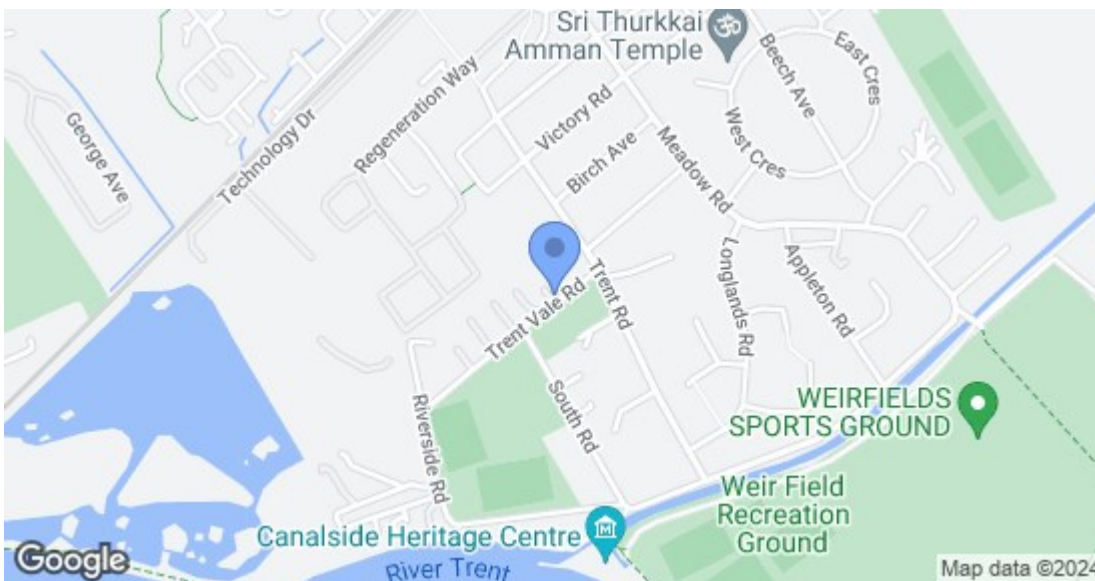




## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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