



Trent Vale Road,  
Beeston Rylands, Nottingham  
NG9 1ND

**£375,000 Freehold**





A well-presented two-bedroom double fronted detached bungalow, with a detached garage.

Situated in this sought-after and convenient residential location, within easy reach of a range of local shops and amenities including: schools, transport links and Beeston Marina, this fantastic property is considered an ideal opportunity for a variety of potential purchasers including retired couples or anyone looking to relocate to the area.

In brief the internal accommodation comprises; porch, entrance hall, lounge, kitchen, wet room, two good sized double bedrooms and a conservatory.

Outside to the front of the property you will find a gated entrance to a large blocked paved driveway, lawned garden, raised and stocked beds, fence boundaries and gated side access leading to the car port, garage, and low maintenance slabbed rear garden with fence boundaries.

Having been upgraded by the current vendors throughout, this great property is offered to the market with the benefit of gas central heating and UPVC double glazing throughout, modern fixtures and fittings and a large boarded loft space with a Velux window, offering fantastic potential for a loft conversion, subject to the relevant planning permission.





### Porch

A composite front door and a secondary door leading to the entrance hall.

### Entrance Hall

Laminate flooring, radiator, and doors to the two bedrooms, wet room, kitchen and lounge.

### Lounge

16'0" x 12'4" (4.88m x 3.77m )

Laminate flooring, UPVC double glazed bay window to the front, radiator, electric fire with Adam-style mantle.

### Kitchen

12'10" x 10'2" (3.93m x 3.1m )

With a range of modern base and drawer units, work surfacing, sink with drainer unit and mixer tap, integrated electric oven with gas hob and air filter over, integrated fridge freezer, plumbing for a dishwasher, heated towel rail, laminate flooring, UPVC double glazed window to the rear and side, and UPVC double glazed door to the side.

### Shower Room

7'5" x 6'4" (2.27m x 1.95m )

Incorporating a three piece suite comprising: shower, wash hand basin inset to vanity unit, low level WC, tiled walls, UPVC double glazed window to the rear, extractor fan, and heated towel rail.

### Bedroom One

13'10" x 11'4" (4.23m x 3.46m )

With laminate flooring, UPVC double glazed bay window to the front, fitted wardrobes and drawers, and a radiator.

### Bedroom Two

12'11" x 11'2" (3.94m x 3.42m )

Laminate flooring, loft hatch with drop down ladder leading to the boarded loft space, and a UPVC double glazed sliding door to the conservatory.

### Conservatory

10'7" x 9'10" (3.23m x 3m )

Tiled flooring, UPVC double glazed French doors to the side, and UPVC double glazed French windows all around and a electric fan.

### Outside

Outside to the front of the property you will find a gated entrance to a large blocked paved driveway, lawned garden, raised and stocked beds, fence boundaries and gated side access leading to the car port, garage, and low maintenance slabbed rear garden with fence boundaries.

### Material Information:

Freehold

Property Construction: Brick

Water Supply: Mains

Sewerage: Mains

Heating: Mains Gas

Solar Panels: No

Building Safety: No Obvious Risk

Restrictions: None

Rights and Easements: None

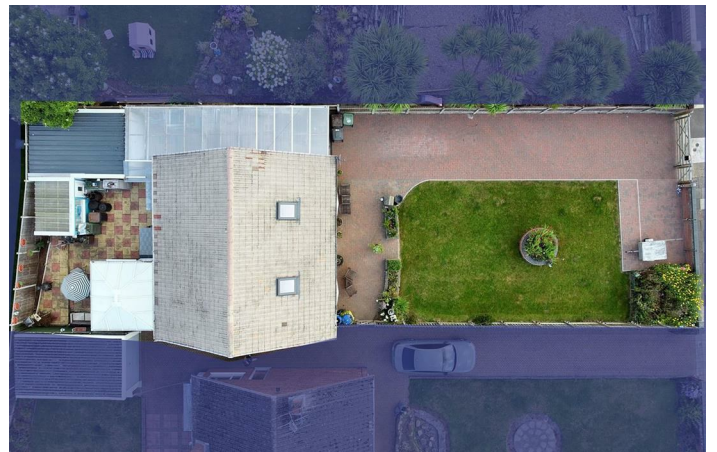
Planning Permissions/Building Regulations: None

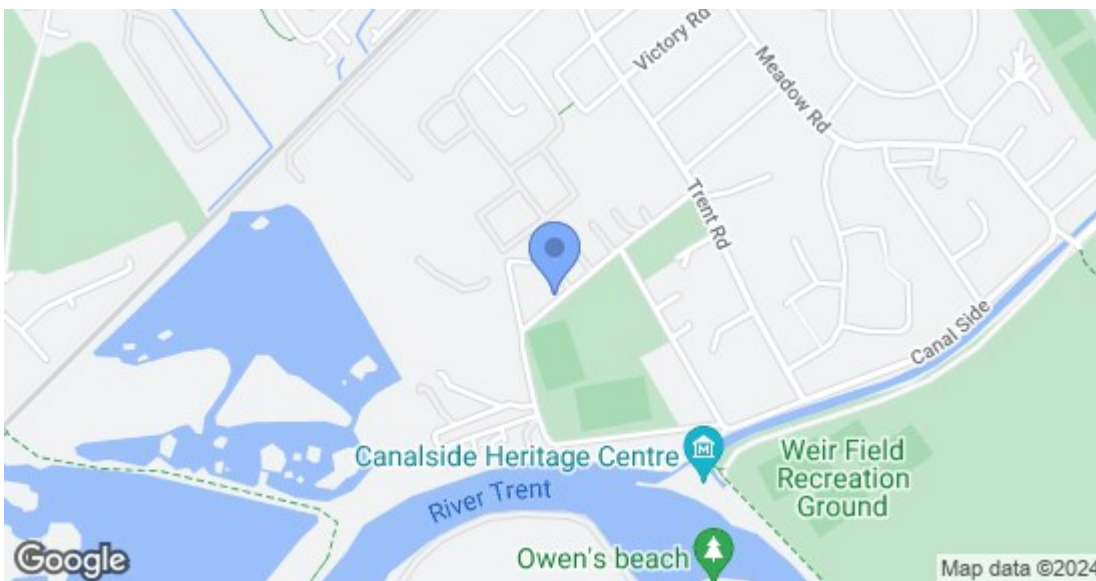
Accessibility/Adaptions: None

Has the Property Flooded?: No

### Disclaimer

These details and Key facts are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Full material information is available in hard copy upon request.





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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