

# 10 Halberton Drive

West Bridgford  
Nottingham  
NG2 7GU

**Guide Price £325,000**



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- Two-bedroom detached bungalow
- Recently renovated kitchen and shower room
- Bright and light extended lounge area
- Off street parking
- Perfect downsize
- Close to local amenities and transport links
- Sought-after West Bridgford location
- Viewing essential
- Council Tax Band - C
- Tenure - Freehold

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## Key Features

An attractive and well-maintained two-bedroom detached bungalow, located in a highly sought-after area of West Bridgford. Being sold with no chain and benefiting from a recently updated kitchen and shower room and stunning views over the Nottingham South skyline from the rear garden.

The property is entered via an open side porchway with a double glazed front entrance door that opens into a generous reception hallway. The hallway has a built-in cupboard, housing the electrical consumer unit and offering storage for coats. There are replacement oak doors that open to the lounge, kitchen, two bedrooms and the shower room. The lounge is an extended space, bright and light with a patio door that overlooks and steps to the rear garden. It also benefits from a wall mounted gas contemporary living fire.

The kitchen has a range of wooden painted shaker wall and base units with granite worktops, built-in appliances, space for washing machine, Amtico flooring and a door which accesses the side, leading to the rear garden.

Bedroom one benefits from fully fitted furniture and with a bay window overlooking the landscaped front garden. Bedroom two is also located to the front and overlooks the garden. The shower room benefits from solid vinyl Amtico flooring. It has a sizeable walk-in double shower cubicle with glass screens, an Aqualisa shower and built-in seat. There is a modern low flush WC, vanity hand basin and ample surface and cabinet storage space.

Outside to the front of the property there is a block paved driveway which offers parking for cars and leads to the double side by side gates, which leads to the garage and garden at the rear. The front garden is landscaped and low maintenance with gravel and is surrounded by well-stocked borders, with a variety of shrubs. To the rear there is a lean-to boiler house which has a combination boiler and a garage which has an open over door, power and light and a window to the side. There is a patio area which spans the width of the property overlooking the lawn and is surrounded by bedding with a variety of trees and shrubs. There is also a raised seating area, which offers excellent views over the Nottingham skyline.



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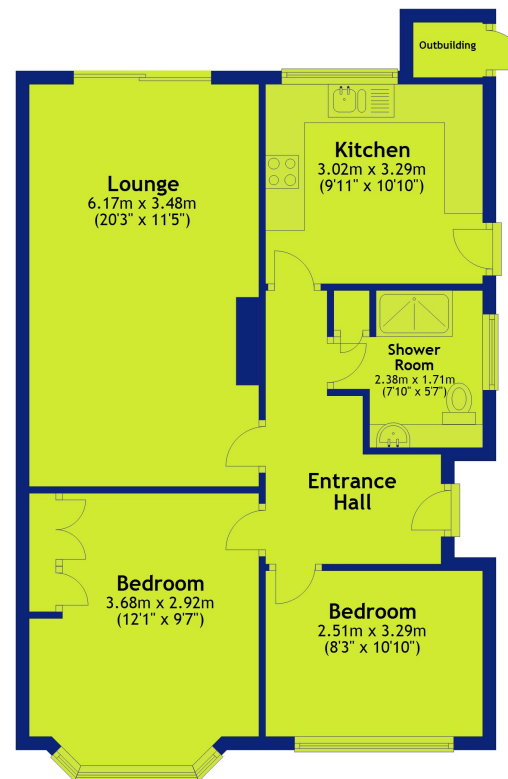


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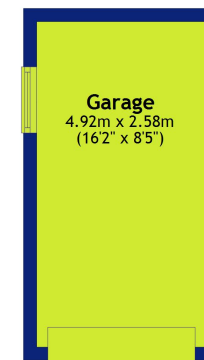
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**Ground Floor**  
Approx. 68.9 sq. metres (741.1 sq. feet)



**Garage**  
Approx. 12.7 sq. metres (136.6 sq. feet)



Total area: approx. 81.5 sq. metres (877.7 sq. feet)



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## Interested in this home?

Contact the FHP Living Team on 0115 841 1155

23 Bridgford Road  
West Bridgford  
Nottingham  
NG2 6AU

1 Weekday Cross  
The Lace Market  
Nottingham  
NG1 2GB

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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