



Elm Bungalow Elm Tree Avenue, West Bridgford

£300,000 Freehold

Detached Bungalow • Two Double Bedrooms • Open-Plan Reception Room • Modern Kitchen Diner • Stylish Bathroom • Driveway • Enclosed Garden • Well-Presented Throughout • Sought-After Location • Must Be Viewed



GUIDE PRICE £300,000 – £325,000

SOUGHT-AFTER LOCATION...

This well-presented two-bedroom detached bungalow is located in an exclusive and highly sought-after residential area, just a short walk from the centre of West Bridgford. With a wide range of local amenities, cafés, shops, and restaurants close by, along with excellent access to the City Centre and nearby universities, this property offers both comfort and convenience in a prime location. Inside, you're welcomed by a bright entrance hall leading into a spacious open-plan living, kitchen, and dining area, a fantastic space for relaxing, cooking, and entertaining. This light-filled room is thoughtfully laid out to accommodate modern family living, with a contemporary fitted kitchen. The property offers two double bedrooms, each well-proportioned, and a stylish bathroom fitted with contemporary fixtures and finishes. Outside, the front of the property features a block-paved driveway providing off-road parking, while to the rear is a private enclosed garden with a patio seating area, a lawn, and well-established plants and shrubs, ideal for relaxing or entertaining outdoors.

MUST BE VIEWED!

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:



ACCOMMODATION

Entrance Hall

8' 2" x 7' 2" (2.49m x 2.18m)

The entrance hall has laminate wood-effect flooring, a radiator and a single UPVC door providing access into the accommodation.

Living Room

17' 6" x 13' 0" (5.34m x 3.97m)

The living room has laminate wood-effect flooring, a radiator, ceiling coving, open-plan access to the kitchen, a UPVC double-glazed window to the rear elevation and a double French doors opening out to the rear garden.

Kitchen

21' 10" x 14' 1" (6.65m x 4.30m)

The kitchen has a range of fitted base units with worktops and a breakfast bar, an undermount stainless steel sink with drainage grooves and a swan neck mixer tap, an integrated hob, dryer, washing machine, freezer & fridge, LED plinth lighting, two radiators, recessed spotlights, laminate wood-effect flooring and a UPVC double-glazed window to the front elevation.

Master Bedroom

14' 5" x 10' 10" (4.39m x 3.30m)

The main bedroom has carpeted flooring, a radiator and two UPVC double-glazed windows to the side and rear elevations.

Bedroom Two

11' 7" x 8' 11" (3.54m x 2.71m)

The second bedroom has carpeted flooring, a radiator, in-built sliding door wardrobes and a UPVC double-glazed window to the front elevation.

Bathroom

10' 5" x 5' 10" (3.18m x 1.77m)

The bathroom has a low level dual flush W/C, a vanity storage unit with a wash basin, a shower enclosure with a shower fixture, a heated towel rail, waterproof boarding, recessed spotlights, an extractor fan, tiled flooring and a UPVC double-glazed obscure window to the front elevation.

DISCLAIMER

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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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