

**£230,000****Bungalow - Detached****Bedrooms: 2****Bathrooms: 1****Tenure: Freehold**

WALTON & ALLEN are delighted to present these BRAND NEW TWO BEDROOM DETACHED BUNGALOW. Situated with superb access to the M1 motorway junction 26 and to Nottingham CITY CENTRE via the NOTTINGHAM EXPRESS TRAM LINE. Designed to accommodate wheelchair access and situated on a flat and level plot, the accommodation briefly comprises; ENTRANCE HALL, KITCHEN, LOUNGE/DINER, TWO DOUBLE BEDROOMS and a BATHROOM. Benefiting from EXCELLENT SIZED GARDENS and a BLOCK PAVED DRIVEWAY to the DETACHED BRICK GARAGE.

The KITCHEN is fitted with a brand new Howdens kitchen with integrated appliances including EYE LEVEL ELECTRIC OVEN, HOB with EXTRACTOR over, INTEGRATED DISHWASHER and WASHING MACHINE. Both bedrooms have FITTED WARDROBES. The BUNGALOW has a TEN YEAR INSURANCE BACKED GAURENTEE and features modern ELECTRIC ECO RADIATORS.

With NO STAMP DUTY TO PAY, viewing is highly recommended. Call now to view.

#### Porch

Composite double glazed entrance door to front.

#### Hall

Built in store/airing cupboard.

#### Lounge/Diner

L-shaped Lounge/Dining Room with electric ECO radiator, double glazed window to side and French double doors with side light windows to the Rear Garden Patio.

#### Kitchen

Fully Fitted, brand new Howdens Kitchen with integrated appliances including; Eye level Electric oven, electric hob with extractor fan over integrated Fridge/Freezer, Washing machine and Slimline Dishwasher, double glazed window to rear.

#### Bedroom 1

Fitted mirrored wardrobes, ECO radiator, double glazed window to front.

#### Bedroom 2

Fitted mirrored wardrobes, ECO radiator, double glazed window to front.

#### Bathroom

Fitted with a three piece suite comprising; 'D' bath with shower over, Vanity wash basin and W.C. Tiled splash backs, heated towel rail, opaque double glazed window to side.

#### Garage

Brick built garage with power lighting and up and over door set to the rear.

#### Outside

Positioned on a flat and level plot with ramped access to the front door, there is a fenced garden to front with a block paved driveway giving access via the side of the property to the Garage. The Rear Garden has paved patio with lawned garden and fenced boundaries.

#### Viewing 24 hrs Notice

To arrange a viewing on this property please contact our Sales Team at Walton & Allen on Nottingham (0115) 9243304. Please note 24hrs notice is usually required on this property.

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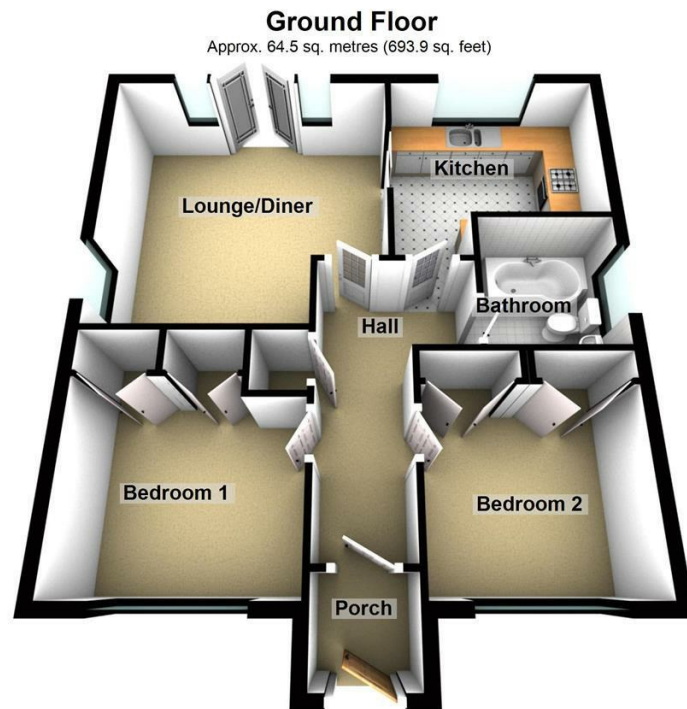
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A mortgage is a loan secured against your home. Your home may be repossessed if you do not keep up repayments on your mortgage. Think carefully before securing other debts against your home.



Formed in 2000, Walton & Allen has fast become one of the most reputable agencies in Nottingham. Our team combine a fresh approach to property matters with traditional professionalism and efficiency.

Our sales team offers, as standard, a comprehensive marketing profile for your property. We use all of the usual portals but additionally include virtual video tours, 3D floorplans and most importantly have a vast local knowledge of the Nottingham property market and current trends.

In addition, as buy to let property specialists, we are fully focused on the priorities and needs of all of our landlord clients. So whether you are becoming a landlord for the first time or have multiple properties, our lettings team have the knowledge and experience to guide you through the full letting process with ease.

We have a proven track record in this property market succeeding in areas where others fail. So, if you're looking to sell and get the best possible price for your property, or you are just looking to buy, Walton & Allen have you covered!