



**DavidJames**  
the estate agent

**Woodhedge Drive, Nottingham, NG3 6LU**

**Guide Price £230,000**



## About This Property

**NO UPWARD CHAIN.** This delightful detached bungalow, situated on a generous plot, offers breathtaking city views from the front elevation. Boasting two bedrooms, the primary bedroom features fitted wardrobes for ample storage. As you step inside through the entrance porch and hallway, you'll be welcomed into a spacious lounge/dining room with a bow window and a fireplace featuring an electric fire. The kitchen is equipped with a modern range of cream panelled finish base and eye-level units, along with integrated oven, hob, and extractor. The modern, fully tiled shower room/WC is fitted with an electric shower for convenience. Additional features include combination gas central heating and UPVC double glazing. A tandem resin driveway and garage provide practical off-road parking solutions, while the well maintained rear garden features lawns, a decked area and two storage sheds, one of which is equipped with power.



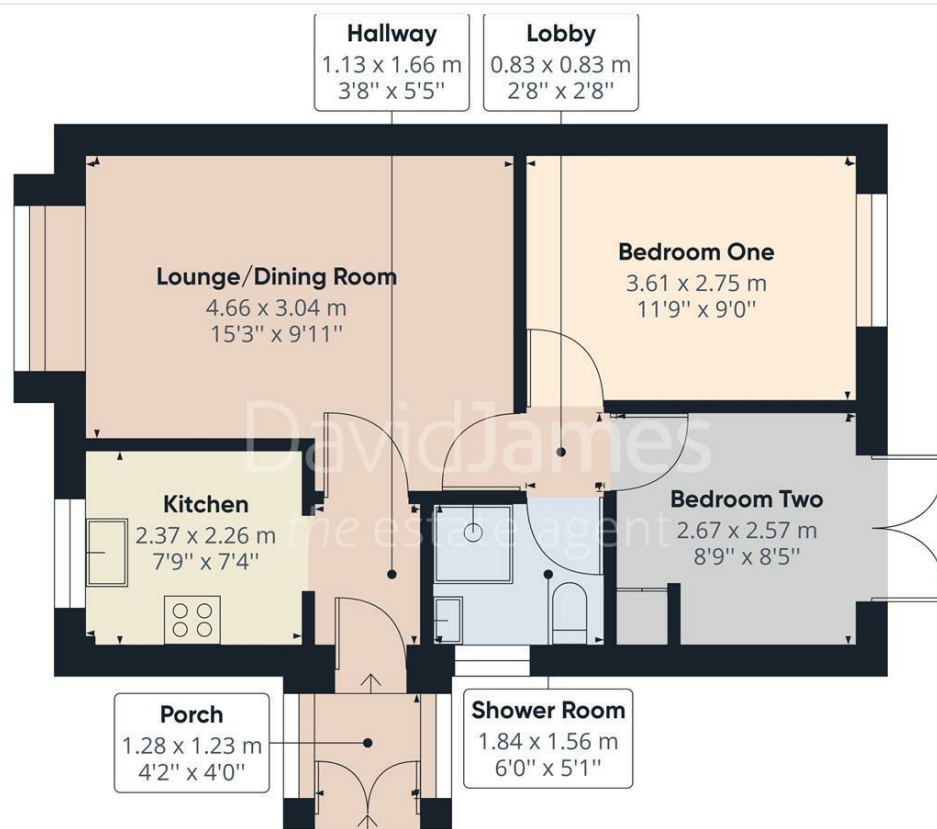
- Detached bungalow set on a good sized plot
- Two bedrooms, bedroom one with fitted wardrobes
- Entrance porch and hallway
- Lounge/dining room with bow window and fireplace with electric fire
- Kitchen with a modern range of cream panelled finish base and eye level units, integrated oven, hob and extractor
- Modern fully tiled shower room/Wc with electric shower
- Combination has central heating, UPVC double glazing
- Tandem resin driveway and garage provide off road parking
- Well maintained lawned rear garden with lawned and decked areas, two storage sheds (one with power)
- Stunning views across the city to the front elevation









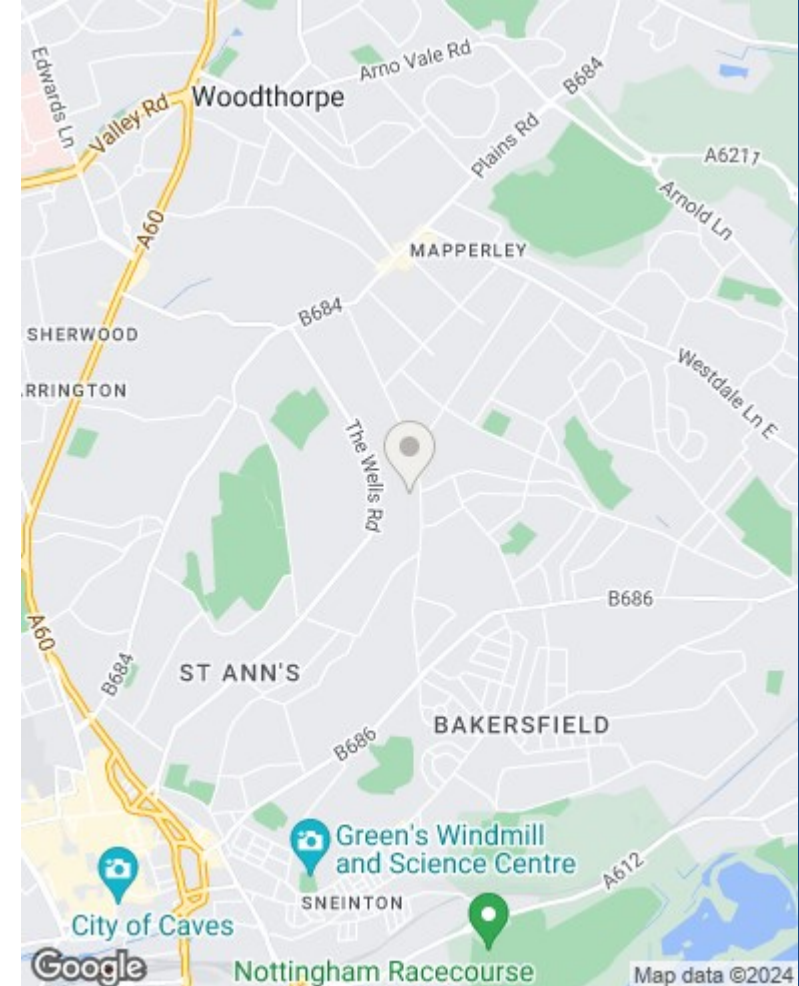


Approximate total area<sup>(1)</sup>  
46.77 m<sup>2</sup>  
503.45 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



**Council Tax Band: B**  
**Nottingham City Council**  
**Freehold**

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