

Wagstaff Lane
Jacksdale Nottingham

burchell edwards

# Wagstaff Lane
# Jacksdale Nottingham NG16 5JP

for sale offers in the region of
**£270,000**







## Property Description

Situated in a popular residential location, this well-presented two double bedroom detached bungalow offers spacious single-storey living and is ideal for those seeking a comfortable home with generous outdoor space.

The accommodation comprises an entrance porch leading into a welcoming hallway, a bright living room with feature fireplace and double doors opening into the dining room, and a fitted kitchen with a range of wall and base units, built-in oven, gas hob and access to the rear garden. There are two well-proportioned double bedrooms, along with a modern shower room featuring a walk-in shower, wash hand basin and WC.

Externally, the property enjoys a generous driveway to the front providing ample off-road parking. To the rear is an enclosed garden comprising a paved patio area, lawn, mature borders, greenhouse and timber shed, creating an excellent space for relaxing and entertaining.

Offered to the market with no onward chain, this attractive bungalow combines practical accommodation, excellent outdoor space and a convenient location close to local amenities and transport links.

## Porch

Entrance porch with a UPVC entrance door providing access to the property, offering a useful space for coats and shoes before entering the main accommodation.

## Hall

Welcoming entrance hall with carpeted flooring, radiator and ceiling light point. Providing access to the living room, dining room, two bedrooms and shower room. The hallway offers a central flow through the property and access to all principal rooms.

## Living Room

Bright and welcoming living room featuring a front-facing window, feature fireplace with inset electric fire, radiator and carpeted flooring. Glazed double doors open into the dining room.

## Dining Room

Spacious dining room with dual-aspect windows, carpeted flooring, radiator and ample space for a family dining table. Open to the kitchen and accessed via glazed double doors from the living room.

## Kitchen

Fitted with a range of wall and base units with work surfaces over, incorporating a sink and drainer, gas hob with extractor hood and built-in oven. With space for appliances, tiled flooring, window to the rear and door providing access to the garden.

## Bedroom One

Generous double bedroom featuring a front-facing window, radiator and carpeted flooring, with ample space for bedroom furniture.

## Bedroom Two

A well-proportioned double bedroom featuring a rear-facing window, radiator and carpeted flooring, offering ample storage and comfortable accommodation.

## Shower Room

Fitted with a walk-in shower, wash hand basin and low-level WC. Fully tiled with a rear-facing window providing natural light and ventilation and cupboard for additional storage.

## Externals

Front Garden

The front of the property is approached via a generous driveway providing ample off-road parking, with access to the entrance porch and gated side access to the rear garden.

Rear Garden

The enclosed rear garden features a paved patio seating area leading to a lawned garden, with mature borders, a greenhouse and a timber shed. Offering a private and low-maintenance outdoor space ideal for relaxing and entertaining.

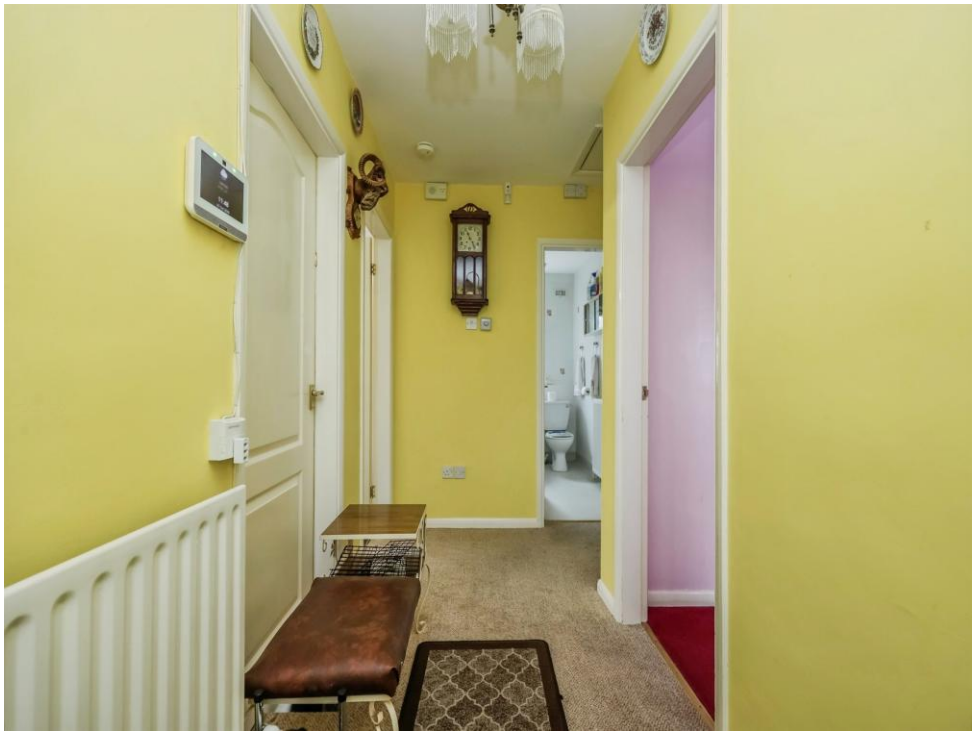
## Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.







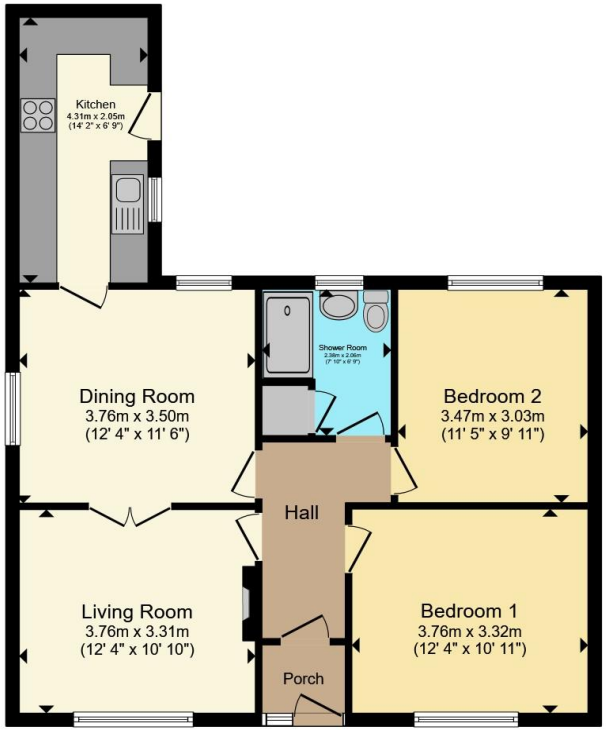













Total floor area 71.4 m² (768 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

To view this property please contact Burchell Edwards on

**T 01773 715454**
**E eastwood@burchelledwards.co.uk**

134 Nottingham Road Eastwood
NOTTINGHAM NG16 3GD

EPC Rating: D

Council Tax Band: C

Tenure: Freehold

**view this property online burchelledwards.co.uk/Property/EWD208021**

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.