



## 9 Sunnydale Road, Nottingham - NG3 7GG

Guide Price £360,000



## 9 Sunnydale Road

Nottingham, Nottingham

3 bed detached bungalow on corner plot with 2 driveways, 2 reception spaces, kitchen and utility, en-suite & shower room plus low-maintenance gardens. Ideal for those seeking single-storey living!

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Detached bungalow occupying a desirable corner plot
- Well-suited to a variety of buyers
- Conveniently located within easy reach of local amenities and transport
- Welcoming lounge and adjoining dining room
- Well-appointed, modern galley-style kitchen plus separate utility space
- Primary double bedroom featuring built in cupboards and a stylish en-suite bathroom with shower
- Two further double bedrooms providing generous proportions throughout
- Sleek shower room with walk-in shower enclosure and contemporary tiling
- Low-maintenance rear garden enclosed with modern fencing
- Generous frontage with two driveway entrances









Approximate total area<sup>(1)</sup>

102.7 m<sup>2</sup>

1107 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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