



Church Lane  
Bulwell Nottingham





# Church Lane Bulwell Nottingham NG6 9AD

for sale offers in excess of  
**£350,000**



## Property Description

Burchell Edwards are proud to present this great sized, four bedroomed, bay fronted detached home with solar panels!

Previously two semi-detached properties, now converted, has a huge amount of space to offer making it the ideal family home!

The property boasts a great sized kitchen-diner with an island, bay fronted lounge leading off the hallway is a utility with downstairs WC. To the first floor are four decent sized bedrooms, offering both shower room and bathroom.

To the exterior the property offers a garage, gated driveway, and side access for bins. There is also a huge rear garden which has been mainly decked, providing a seating area and a play area which is sectioned off.

Do not miss this rare find in the heart of Bulwell, ideally located within walking distance of the town itself!

## Kitchen/ Diner

23' 1" x 17' ( 7.04m x 5.18m )

Accessed via UPVC door to the side leading into the kitchen where there is wall and base units with work surfaces over, induction hob with extractor hood over, plumbing for washing machine and integrated dishwasher, integrated double oven, double glazed obscured windows to the rear elevation, space for fridge freezer, island, double sink with mixer tap, built-in radio, tiled flooring, double glazed bay window to the front elevation and a further window to the front elevation and two radiators.

## Hallway

Having stairs off to the first floor, understairs storage cupboard and further cupboard, laminate flooring, two radiators and doors to:-

## Utility Area

16' x 8' 4" Plus recess ( 4.88m x 2.54m Plus recess )

Having two UPVC doors to both side elevations, double glazed window to the side, a radiator, inset sink, power, lighting and door to W.C

## Downstairs W.C

Having low level W.C.

## Lounge

22' 3" x 11' 2" ( 6.78m x 3.40m )

Having double glazed bay window to the front elevation and a further double glazed window to the front elevation, two radiator, electric fire with mantle over, spot lights and laminate flooring.

## First Floor Landing

Having double glazed window to the rear elevation, a radiator, wooden flooring and built-in storage.

## Bedroom One

17' 10" x 11' 3" ( 5.44m x 3.43m )

Having double glazed window to the front and side elevations, french doors to the rear leading to a decked area, built-in wardrobes, wooden flooring and a radiator.

## Bedroom Two

10' 10" x 11' 3" ( 3.30m x 3.43m )

Having a radiator, double glazed window to the front elevation, laminate flooring and spot lights.

## Bedroom Three

11' 2" x 13' 6" Plus recess ( 3.40m x 4.11m Plus recess )

Having double glazed window to the front elevation, a radiator and laminate flooring.

## Bedroom Four

10' 5" x 11' 3" ( 3.17m x 3.43m )

Having double glazed window to the front elevation, a radiator and wooden flooring.

## Bathroom

Having a bath with shower attachment over, a radiator, pedestal wash hand basin, spot lights, extractor, double glazed obscured window to the side elevation and low level W.C.

## Shower Room

Having double glazed obscured window to the rear elevation, mains fed walk-in shower, extractor fan, low level W.C, vanity wash hand basin, loft access and spot lights.

## Outside

To the front of the property is a a paved driveway providing off road parking, a garage, steps up to the property and gated access to both sides.

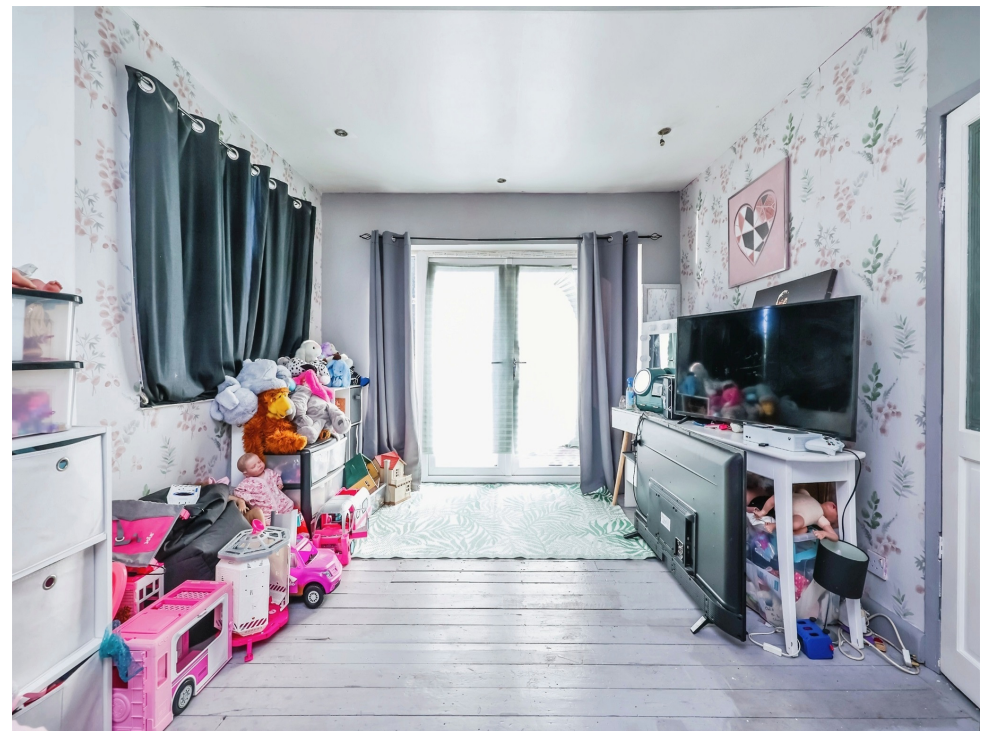
To the rear is a tiered garden with a decked area, a fenced play area with artificial lawn, a concrete seating area and mature trees.

## Garage

Having up and over door.



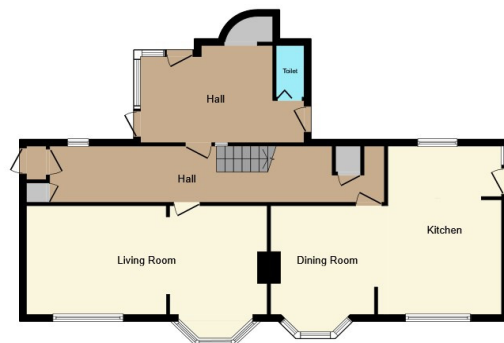








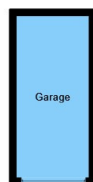




**Ground Floor**



**First Floor**



**Garage**

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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.focalagent.com](http://www.focalagent.com)

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**EPC Rating: D**

**Tenure: Freehold**

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