



**Albert Road, Bunny Nottingham NG11 6QE**

*welcome to*

**Albert Road, Bunny Nottingham**

A great opportunity to acquire a stunning family home in a sought - after location. Beautifully presented throughout. Early viewings are highly recommended. CONTACT US TODAY!



### **Entrance Hall**

This bright and airy entrance makes the perfect first impression as you enter via the composite front door. Filling with natural light from the large front aspect double glazed window. Most of the downstairs is fitted with LVT flooring.

### **Downstairs Wc**

Off the entrance hall is the cloakroom comprising of a WC and a washbasin. A side aspect window allows for natural light.

### **Lounge**

11' 7" max x 21' 1" max ( 3.53m max x 6.43m max )

A cosy yet spacious lounge with an abundance of natural light from the double glazed window and the bi fold doors that lead to the dining area. The room is carpeted, offers built-in storage, and is fitted with a cast iron radiator. Both doors are glazed oak framed.

### **Dining Area**

20' 4" x 9' 9" ( 6.20m x 2.97m )

A beautiful room perfect for entertaining. Boasting two double patio doors leading out the rear garden, inviting alfresco dining. Fitted with designer radiators.

### **Kitchen**

13' 8" x 11' 1" ( 4.17m x 3.38m )

A stunning modern fully fitted kitchen. Match base and eye level units. Integrated oven, microwave, dishwasher, electric ceramic hob and extractor fan. Access to the side of the property can be gained via a half glazed UPVC door.

### **Utility Room**

3' x 5' 7" ( 0.91m x 1.70m )

The utility is tucked away off the kitchen, which houses the boiler and offers plumbing for a washing machine.

### **Landing**

Carpeted throughout the landing with solid oak doors leading to each room. Benefiting from an airing cupboard with built-in shelving.

### **Bedroom One**

13' 3" max x 11' 4" max ( 4.04m max x 3.45m max )

A lovely dual aspect double bedroom, with double glazed windows to the side and rear of the property. The room is fitted with carpet and a radiator.

### **Bedroom Two**

11' 2" max x 12' 1" ( 3.40m max x 3.68m )

A rear aspect double bedroom with fitted carpets and radiator.

### **Bedroom Three**

9' 3" max x 8' 6" ( 2.82m max x 2.59m )

Currently being used as a dressing room, this room is fitted with wardrobes carpet and a radiator. Dual aspect out to the side and front of the property. If wardrobes were to be removed this room could fit in a double bed.

### **Bathroom**

A modern family bathroom comprising of a bath with an over head rain fall shower, a WC, a wash basin and a heated towel rail.

### **Outside**

Externally the property offers a front garden with a driveway and a garage down the side of the property. To the rear is a generous garden with a decked patio area, down to a graveled area and onto a laid lawn with mature shrubs around the borders.

### **Garage**

The garage is ideal for storage and offers additional storage to the rear via the garden.



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## Albert Road, Bunny Nottingham

- No upward chain
- Beautifully presented three-bedroom detached property
- Sought after location
- Council tax band D
- Driveway and garage

Tenure: Freehold EPC Rating: D

offers in the region of

**£450,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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