

# HoldenCopley

PREPARE TO BE MOVED

Bannerman Road, Bulwell, Nottinghamshire NG6 9HZ

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Guide Price £260,000 - £300,000



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GUIDE PRICE: £260,000 - £280,000

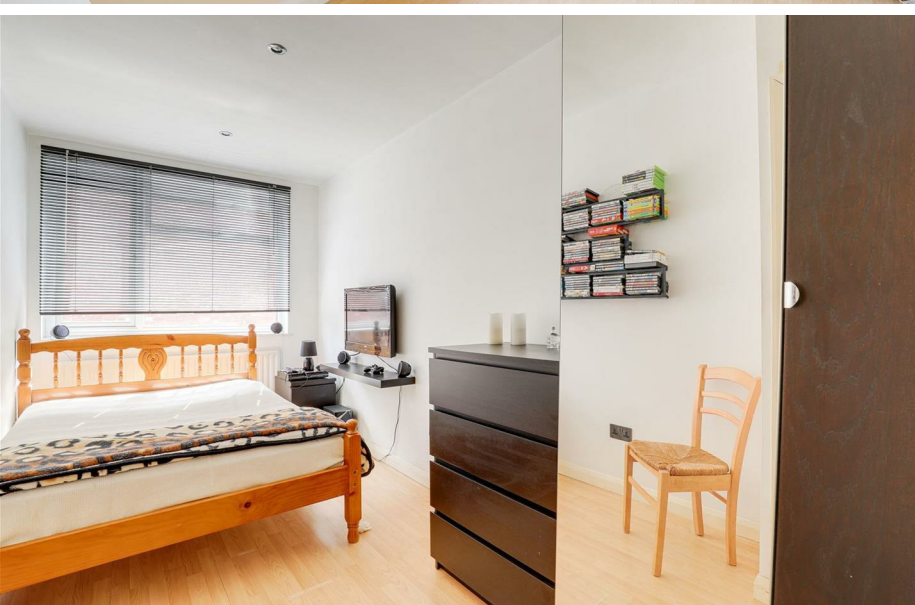
### FANTASTIC SIZED FAMILY HOME...

This five bedroom detached house sits on a corner plot within a popular location, just a stone's throw away from various amenities, local conveniences, great schools and regular transport links. This property boasts spacious accommodation and would be the perfect home for a growing family or an investor. To the ground floor is an entrance hall, two reception rooms, a W/C and a modern fitted kitchen with a dining area and a breakfast bar. The first floor offers three double bedrooms and two single bedrooms serviced by two bathroom suites and ample storage space. Outside to the front is a low maintenance garden with gated off-road parking and access into the single, detached garage.

MUST BE VIEWED







- Detached House
- Five Bedrooms
- Two Reception Rooms
- Modern Breakfast Kitchen
- Ground Floor W/C
- Two Bathrooms
- Ample Storage Space
- Low Maintenance Garden
- Off-Road Parking & Single Garage
- Popular Location











GROUND FLOOR

Entrance Hall

7'2" x 12'0" (2.19m x 3.67m)

The entrance hall has wood-effect flooring, a radiator, an in-built cupboard, a wall-mounted security alarm system, carpeted stairs and a composite door providing access into the accommodation

Sitting Room

12'3" x 14'6" (3.75m x 4.42m)

This room has two UPVC double glazed windows to the front and side elevation, wood-effect flooring, a radiator and recessed spotlights

Living Room

14'0" x 15'10" (4.29m x 4.85)

The living room has a UPVC double glazed window to the front elevation, wood-effect flooring, recessed spotlights, coving to the ceiling, two radiators, a TV point and a recessed chimney breast alcove with a modern, feature fireplace

Kitchen / Diner

12'0" x 13'10" (3.68m x 4.24m)

The kitchen has a range of fitted base and wall units with worktops and a breakfast bar, a resin sink and a half with a mixer tap and drainer, an integrated oven, an integrated microwave, an electric hob with an extractor fan and a splashback, an integrated dishwasher, an integrated fridge freezer, an integrated washing machine, a radiator, tiled flooring, recessed spotlights, a UPVC double glazed window to the front elevation and a single UPVC door to access the garden

FIRST FLOOR

Landing

8'8" max x 23'5" (2.66m max x 7.14m)

The landing has a UPVC double glazed stained glass window to the rear elevation, carpeted flooring, recessed spotlights and provides access to the first floor accommodation

Bedroom One

12'4" x 10'6" (3.76m x 3.21m)

The main bedroom has a UPVC double glazed stained glass window to the side elevation, wood-effect flooring, recessed spotlights, a fitted sliding door wardrobe and access into the en-suite

En-Suite

3'10" x 7'2" (1.19m x 2.20)

The en-suite has a low level dual flush W/C, a pedestal wash basin, a shower enclosure with a wall-mounted electric shower fixture, a chrome heated towel rail, partially tiled walls and tiled flooring

Bedroom Two

15'3" x 7'1" (4.65m x 2.17m)

The second bedroom has a UPVC double glazed window to the front elevation, wood-effect flooring, a radiator and recessed spotlights

Bedroom Three

15'3" x 7'0" (4.66m x 2.15m)

The third bedroom has a UPVC double glazed window to the side elevation, wood-effect flooring, a radiator, an in-built cupboard and recessed spotlights

Bedroom Four

5'7" x 12'3" (1.72m x 3.75m)

The fourth bedroom has a UPVC double glazed window to the front elevation, wood-effect flooring, a radiator and recessed spotlights

Bedroom Five

5'6" x 12'3" (1.69m x 3.75m)

The fifth bedroom has a UPVC double glazed window to the side elevation, wood-effect flooring, a TV point, a fitted sliding door wardrobe and a radiator

Bathroom

7'2" x 5'4" (2.19m x 1.65m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted electric shower fixture and a shower screen, a radiator,

partially tiled walls, recessed spotlights and a UPVC double glazed obscure window to the front elevation

OUTSIDE

To the front of the property is a low maintenance garden with paved patio, a shed, double gated access for off-road parking and access into the single garage

ADDITIONAL INFORMATION

Broadband – Openreach, Virgin Media, CityFibre

Broadband Speed - Ultrafast available - 1800 Mbps (download) 1000 Mbps (upload)

Phone Signal – Mostly 4G / 5G coverage

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years+

Flood Risk Area - Low risk for surface water / very low risk for rivers & the sea

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band B

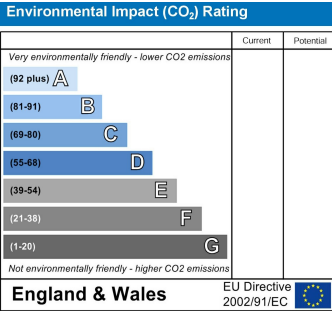
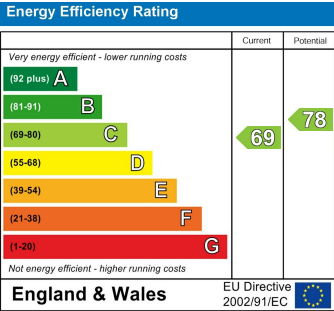
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:  
Property Tenure is Freehold

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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.

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