

# HoldenCopley

PREPARE TO BE MOVED

Rowe Gardens, Bulwell, Nottinghamshire NG6 9ER

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Guide Price £275,000 - £310,000



Rowe Gardens, Bulwell, Nottinghamshire NG6 9ER





GUIDE PRICE £275,000 - £295,000

## DETACHED FAMILY HOME

This charming detached property is situated in the heart of Bulwell, ideally located within close proximity to a range of local amenities including shops, parks, and excellent transport links providing direct access to Nottingham City Centre. Upon entering, you are welcomed by a spacious entrance hall leading to two generously-sized reception rooms, both featuring attractive fireplaces and open access between them, creating a warm and sociable flow through the ground floor. To the rear, the bright and modern kitchen/diner boasts a large, fully fitted kitchen with ample storage and workspace, complemented by elegant French doors that open out onto the private rear garden—perfect for indoor-outdoor living and entertaining. Upstairs, the property offers three well-proportioned bedrooms: a master double, a second double with a full wall of fitted wardrobes, and a versatile single room ideal as a bedroom, office or nursery. Completing the first floor is a stylish four-piece family bathroom suite, offering both functionality and comfort. To the front of the property, there is a driveway providing off-street parking alongside a lawned area with established plants and trees. To the rear, the garden features a patio seating area and a well-maintained lawn with planted borders.

MUST BE VIEWED







- Detached House
- Three Bedrooms
- Two Reception Rooms
- Living Room With Feature Fireplace
- Spacious Fitted Kitchen/Diner
- Four-Piece Bathroom Suite
- Ample Storage Space
- Off-Street Parking
- Close To Local Amenities
- Must Be Viewed











GROUND FLOOR

Entrance Hall

14'3" x 6'7" (max) (4.35m x 2.02m (max))

The entrance hall has wood-effect flooring, carpeted stairs, a radiator, an under the stairs in-built cupboard, coving to the ceiling, UPVC double-glazed obscure stained glass windows to the front elevation, and a UPVC double-glazed obscure stained glass door providing access into the accommodation.

Living Room

27'1" x 11'3" (max) (8.26m x 3.45m (max))

The living room has carpeted flooring, a feature gas fireplace with a decorative surround and a hearth, a recessed chimney breast alcove with a log-burning stove and a hearth, two radiators, a TV-point, coving to the ceiling, a UPVC double-glazed square bay window to the front elevation, and open access into the kitchen.

Kitchen/Diner

21'5" x 17'10" (max) (6.53m x 5.44m (max))

The kitchen diner has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink and a half with a mixer tap and a drainer, a freestanding dual fuel range cooker with an extractor fan, space and plumbing for a dishwasher, space for a fridge freezer, space for a dining table, tiled flooring, partially tiled walls, two radiators, coving to the ceiling, a UPVC double-glazed window to the rear elevation, and floor-to-ceiling UPVC double-glazed windows beside double French doors leading out to the rear garden.

FIRST FLOOR

Landing

7'7" x 6'11" (2.33m x 2.12m )

The landing has a UPVC double-glazed obscure stained glass window to the side elevation, carpeted flooring, access to a boarded loft with lighting via a drop-down ladder, and provides access to the first floor accommodation.

Master Bedroom

15'6" x 11'0" (max) (4.74m x 3.37m (max))

The main bedroom has carpeted flooring, a radiator, and a UPVC double-glazed square bay window to the front elevation.

Bedroom Two

11'8" x 10'8" (3.57m x 3.27m )

The second bedroom has carpeted flooring, three fitted wardrobes, a radiator, and a UPVC double-glazed window to the rear elevation.

Bedroom Three

8'1" x 6'11" (2.47m x 2.13m )

The third bedroom has wood-effect flooring, a radiator, coving to the ceiling, and a UPVC double-glazed window to the front elevation.

Bathroom

8'5" x 6'11" (max) (2.57m x 2.11m (max))

The bathroom has a low level flush W/C, a sunken wash basin with storage, a panelled bath, a shower cabin, tiled flooring, partially tiled walls, a radiator, and two UPVC double-glazed obscure windows to the side and rear elevations.

OUTSIDE

Front

To the front of the property is a driveway providing off-street parking for vehicles, a lawned garden area with hedges and trees, gated access to the rear, and fence and brick panelled boundaries.

Rear

To the rear of the property is a paved patio seating area with steps and a pathway, a lawned area, planted borders with mature plants and shrubs, a shed, and fence panelled borders.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed)

1001 Mbps (Highest available upload speed)

Phone Signal – Some 5G and all 4G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band B

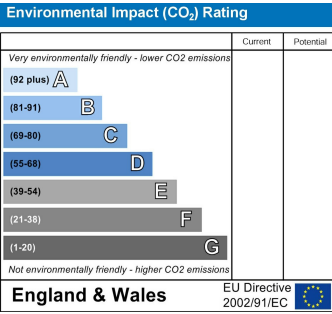
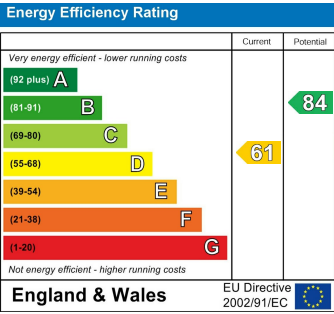
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

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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