



ASKING PRICE £375,000
VICTORIA ROAD, BUNNY, NOTTINGHAM



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REZIDE GROUP are pleased to offer you this extended well presented three-bedroom residence located in the highly sought-after village of Bunny on the Nottinghamshire-Leicestershire border. This home benefits from extensions to both the ground and first floors, offering spacious accommodation throughout and presenting an amazing opportunity for a family to create their dream home. A standout feature of this residence is its position on the highly desirable Victoria Road, with an open aspect overlooking allotments and fields at the rear.



Approaching this home via Victoria Road, you instantly notice its curb appeal, set back from the road with a block-paved driveway and access to the integral garage, providing parking for multiple vehicles. Enter through the composite glazed door at the front aspect into the welcoming entrance hallway, where you are greeted by stairs rising to the first floor and doors leading to the lounge at the front of the property and a further reception room at the rear. The charming lounge features a bay window to the front elevation and an open feature fireplace at its heart, serving as the main focal point. At the end of the hallway, you will find a generous extended living space currently used as a living diner, with French doors leading to the garden at the rear and Velux windows allowing plenty of natural light.







The kitchen, located to the left of this room, features ample wall and base-level storage units with granite work surfaces, an inset hob with extractor, a modern eye-level oven, space and plumbing for a dishwasher, an integrated fridge and a stainless steel sink with a draining unit. Another Velux window in the kitchen, along with a door leading to the rear garden, enhances the space. As part of the extension, you will find a handy and generous utility room with wall and base-level storage units, space and plumbing for both a washer and dryer. This larger-than-average utility/boot room is versatile, allowing space for much more than just laundry, there is also access to the garden via a glazed door, as well as a downstairs WC and integral access to the garage. The current owners have considered converting this area of the house into an annex for a dependant relative.







The stairs rise to the first floor via an original timber staircase. The generous size of the landing, formerly the third bedroom, has been opened up due to the extension to create a bright and airy space, until recently this area was used as an office with a desk looking out over the stunning rural views from the back of the house. Thanks to the two-story extension, all three bedrooms are double rooms and two of which feature fitted wardrobes. The master bedroom benefits from a high-quality ensuite complete with a panel bath with shower over, a low-level flush WC, a pedestal wash basin, and feature tiling from floor to ceiling. The master bedroom and the second bedroom enjoy beautiful views across the gardens and open fields to the rear, while the third bedroom overlooks the front of the home. There is access to a generous loft space, which many properties on this road have converted to create a further bedroom, viable subject to obtaining the relevant

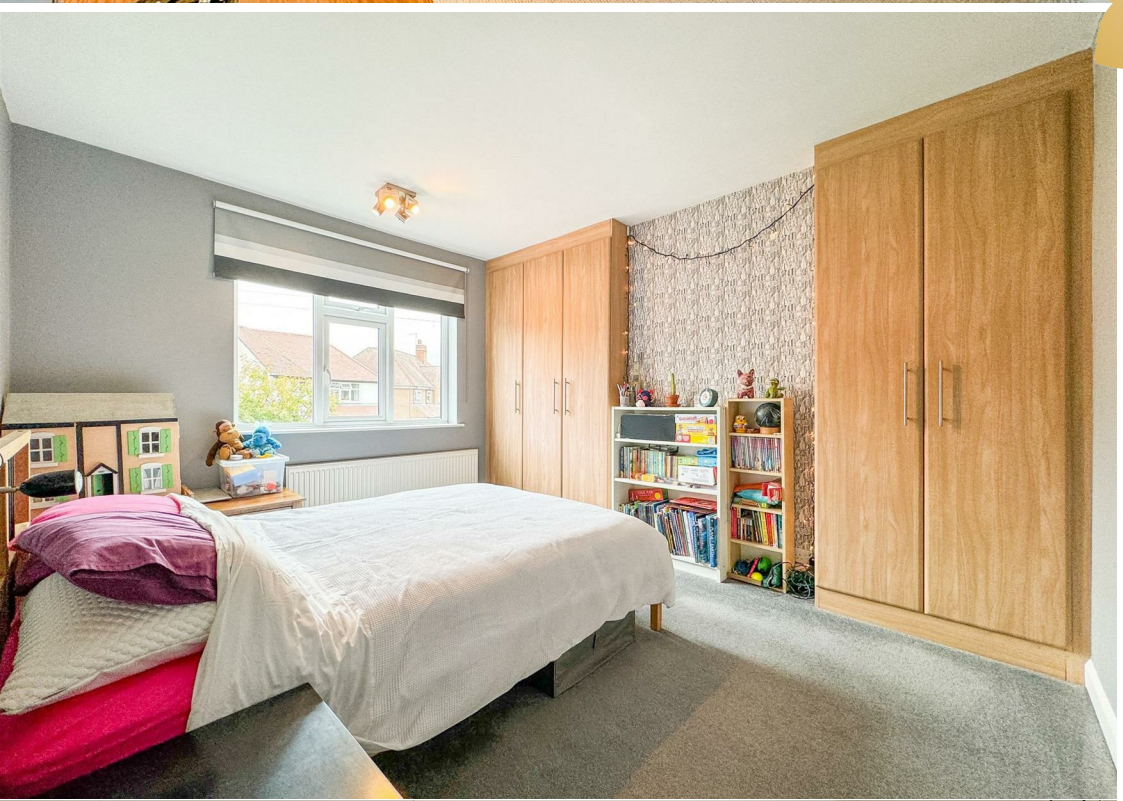




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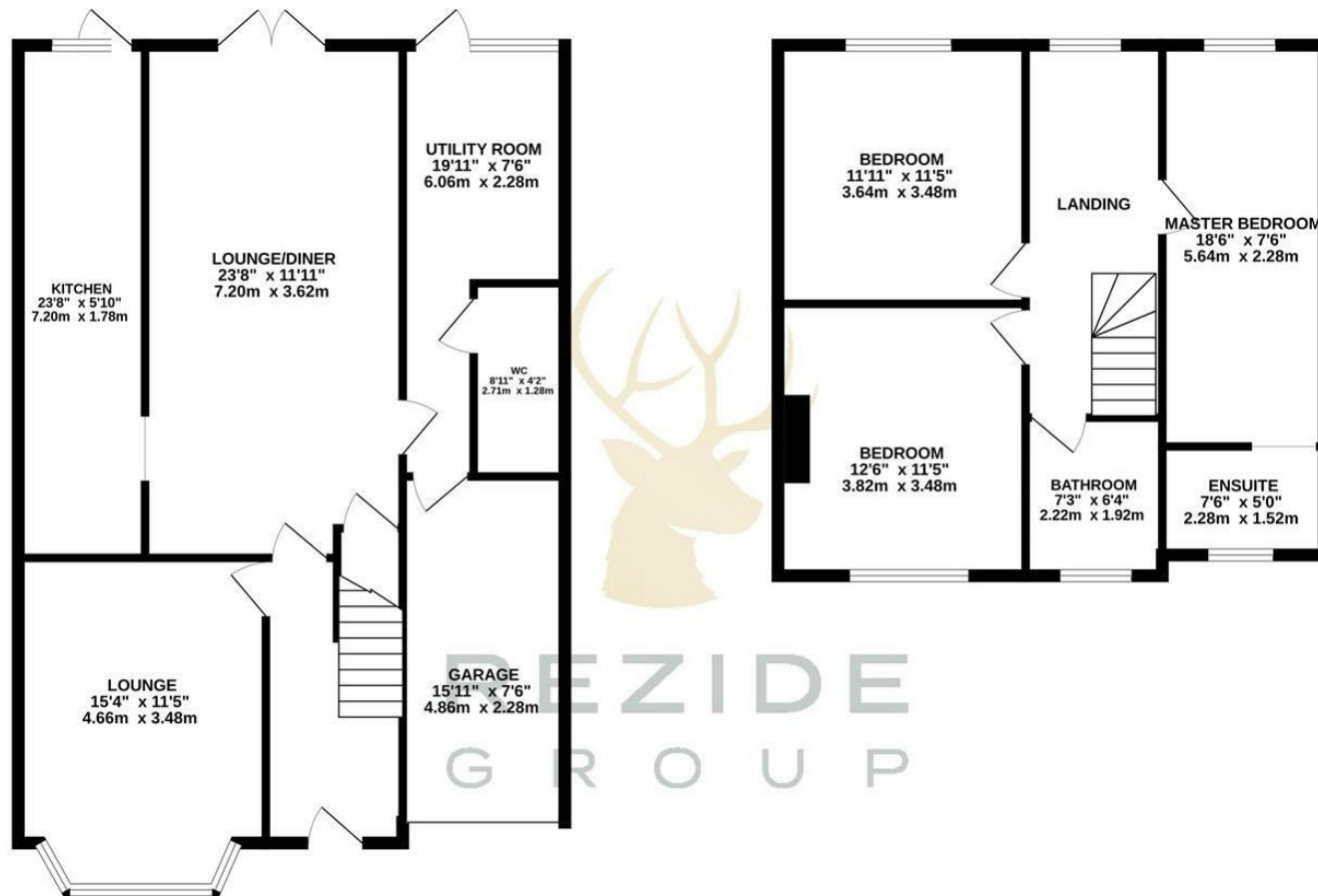
Positioned on a highly sought-after road in the desirable village of Bunny on the Nottinghamshire-Leicestershire border, this residence offers convenient commutability and excellent local amenities. It benefits from a block-paved driveway with parking for multiple vehicles, access to the integral garage with light and power, and a beautifully landscaped rear garden designed for ease of maintenance while still boasting a range of mature planted borders, a Koi fish pond at the rear, and space for a garden shed. This west-facing garden enjoys open views at the rear and benefits from plenty of sunshine throughout the day and into the evening, making it the perfect place to entertain family and friends.











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TOTAL FLOOR AREA: 1547 sq.ft. (143.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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