



St. Albans Road
Bulwell, Nottingham NG6 9FT

A FOUR BEDROOM DETACHED FAMILY
SITUATED IN BULWELL, NOTTINGHAM

Guide Price £260,000 Freehold



Guide Price £260,000-£270,000

** NO UPWARD CHAIN! ** MOVE STRAIGHT IN! **

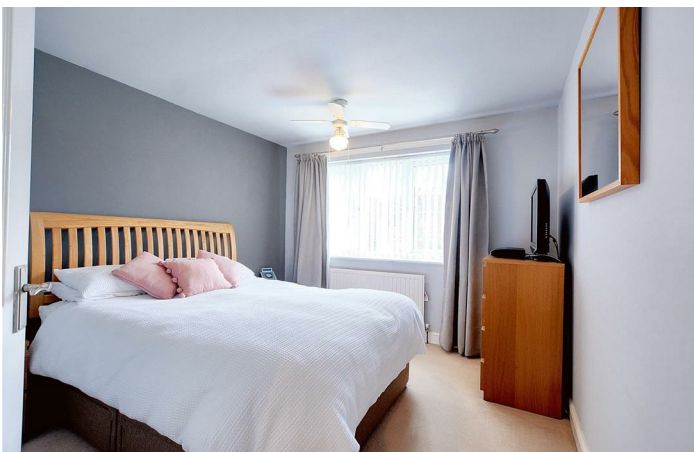
Robert Ellis Estate Agents are delighted to offer to the market this spacious FOUR BEDROOM DETACHED family home, situated in Bulwell, Nottingham. The property benefits from being situated close to local schools, shops, excellent transport links and is within easy access to the M11 - Making it perfect for families!

In brief the property comprises of; entrance hallway, living room, kitchen, ground floor WC, utility room, conservatory, four bedrooms and a family bathroom.

To the front of the property there is a large block paved driveway providing off the road parking, access into garage and gated access to the front entrance and rear garden.

To the rear of the property there is an enclosed rear garden with a paved patio area providing ample space for outdoor seating and a laid to lawn area with flowerbeds, shrubbery and trees.

This property must be viewed to appreciate the accommodation on offer!



Front of Property

Large block paved driveway providing off the road parking. Access into Garage. Gated access to the front entrance and rear garden.

Entrance Hallway

13'10" x 2'11" approx (4.22 x 0.89 approx)

UPVC double glazed opaque composite front door to the side elevation leading to the Entrance Hallway. Laminate flooring. Wall mounted radiator. Ceiling light point. Internal doors leading into Living Room, Kitchen, Utility Room and Ground Floor WC

Living Room

18'11" x 13'10" approx (5.79 x 4.23 approx)

UPVC double glazed window to the rear elevation. Laminate flooring. 2 x Wall mounted radiators. Ceiling light points. Feature gas fireplace with wooden hearth and surround. Under the stairs storage cupboard (1.82 x 1.92 m approx) UPVC double glazed French doors leading into Conservatory

Kitchen

9'0" x 10'5" approx (2.75 x 3.20 approx)

UPVC double glazed window to the front elevation. Tiled flooring. Wall mounted radiator. Ceiling light point. Range of matching wall and base units incorporating worksurfaces above. 1.5 bowl composite sink with dual heat tap above. Integrated eye level oven with 4 ring stainless steel gas hob. Space and point for freestanding fridge freezer. Space and point for freestanding dishwasher

Utility Room

7'9" x 6'6" approx (2.37 x 1.99 approx)

Carpeted flooring. Ceiling light point. Space and plumbing for automatic washing machine. Space and point for freestanding tumble dryer.

Ground Floor WC

4'6" x 3'2" approx (1.39 x 0.99 approx)

UPVC double glazed window to the side elevation. Tiled flooring. Tiled splash backs. Wall mounted radiator. Ceiling light point. Pedestal wash hand basin with dual heat tap and a low level flush WC

Conservatory

12'3" x 8'7" approx (3.74 x 2.62 approx)

UPVC double glazed windows to the side and rear elevations. Laminate flooring. Wall mounted radiator. UPVC double glazed French doors leading into the enclosed rear garden

First Floor Landing

13'4" x 6'0" approx (4.07 x 1.83 approx)

UPVC double glazed window to the side elevation. Carpeted flooring. Ceiling light point. Loft access hatch. Internal doors leading into Bedroom 1, 2, 3, 4 & Family Bathroom

Bedroom 1

10'11" x 10'4" approx (3.35 x 3.17 approx)

UPVC double glazed window to the rear elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point

Bedroom 2

9'1" x 10'4" approx (2.79 x 3.17 approx)

UPVC double glazed window to the front elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Fitted wardrobes

Bedroom 3

10'11" x 8'5" approx (3.34 x 2.57 approx)

UPVC double glazed window to the rear elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point

Bedroom 4

9'4" x 8'5" approx (2.86 x 2.57 approx)

UPVC double glazed window to the front elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point

Family Bathroom

8'2" x 5'4" approx (2.49 x 1.63 approx)

UPVC double glazed opaque window to the side elevation. Tiled flooring. Tiled splashbacks. Wall mounted chrome towel radiator. Ceiling light point. 3 piece suite comprising of a p shaped bath with dual heat tap and mains fed shower above with waterfall shower head and handheld shower head, pedestal wash hand basin with dual heat tap and a low level flush WC

Rear of Property

To the rear of the property there is an enclosed rear garden with a paved patio area providing ample space for outdoor seating, laid to lawn area with flowerbeds, shrubbery and trees. Space for shed and greenhouse. Fencing surrounding. Gated access to front of property.

Garage

8'4" x 8'9" approx (2.55 x 2.67 approx)

Up and over door, Houses boiler unit

Council Tax

Local Authority Nottingham

Council Tax band C

Agents Notes: Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky

Broadband Speed - Standard 13mbps Ultrafast 1000mbps

Phone Signal – 02, Vodafone, EE, Three

Sewage – Mains supply

Flood Risk – Surface Water : Medium

Flood Defences – No

Non-Standard Construction – No

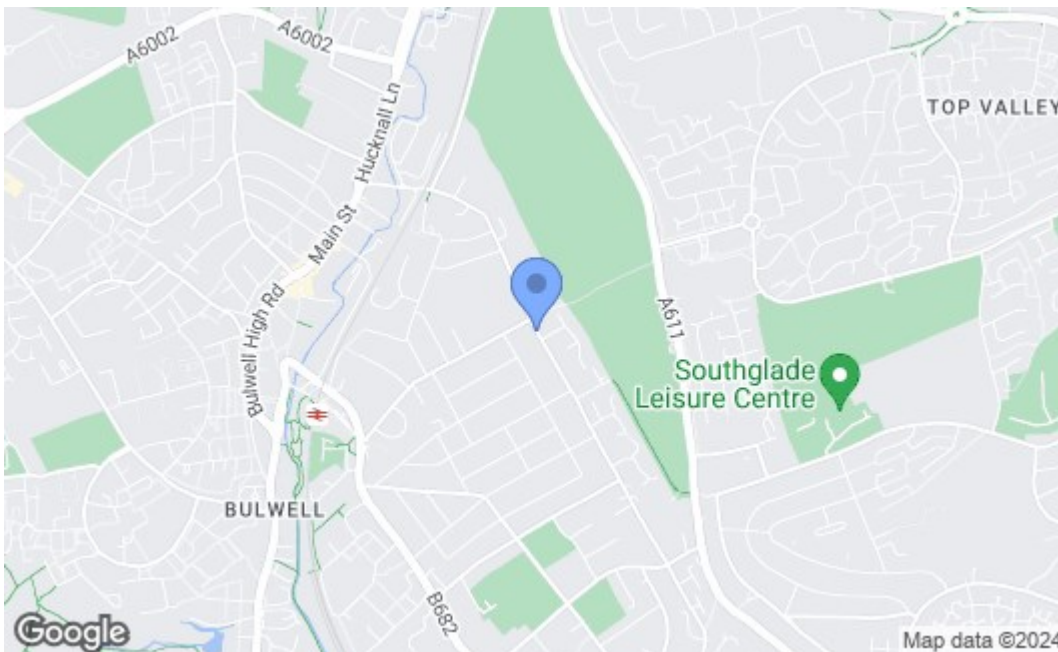
Any Legal Restrictions – No

Other Material Issues – No





Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.