



Meadow Rise,  
Nuthall, Nottingham  
NG6 8WH

**£280,000 Freehold**





Robert Ellis Estate Agents are delighted to bring to market this well-presented three-bedroom detached bungalow located in a quiet cul-de-sac in Nuthall, Nottingham.

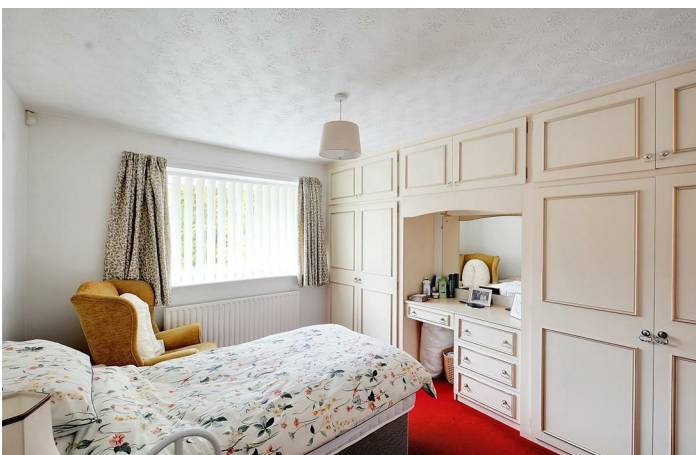
Situated close to local amenities, schools, parks, and with excellent transport links to Bulwell Town Centre and Nottingham City Centre, the property offers convenience and accessibility.

Key features of the property include gas central heating and double glazing throughout, ensuring modern comforts. The layout comprises an inner entrance hallway, a lounge with a lean-to conservatory, a kitchen diner, three bedrooms, and a shower room.

Externally, there is a large driveway providing ample off-street parking for multiple cars, along with a double detached garage. The rear of the property boasts a spacious, well-maintained South-West facing garden, offering a pleasant outdoor space.

Despite its tranquil cul-de-sac location, Meadow Rise is conveniently close to Bulwell Town Centre, offering a variety of shops and amenities. Additionally, there's a nearby bus service, enhancing accessibility to surrounding areas.

Given the features and location, viewings are highly recommended to fully appreciate the size and quality of the accommodation on offer.





## Front of Property

To the front of the property there is a large driveway providing off the road parking. Pathway to the front entrance. Low maintenance front garden with shrubbery and trees planted to the borders. Fencing and stone wall surrounding. Access into freestanding brick-built double garage

## Entrance Hallway

13'10" x 7'01" approx (4.22m x 2.16m approx)

Double glazed entrance door to the front elevation with fixed double glazed panels to the side. Wall mounted radiator. Ceiling light point. Built-in storage cupboard providing useful additional storage space and housing Worcester Bosch gas central heating combination boiler. Loft access hatch. Internal doors leading into Living Room, Kitchen, Bedroom 1, 2, 3 and Family Shower Room

## Living Room

12' x 16'07" approx (3.66m x 5.05m approx)

UPVC double glazed window to the rear elevation. Sliding double glazed doors leading into Lean To. Carpeted flooring. Wall mounted double radiator. Ceiling light points. Feature fireplace incorporating wooden mantel, stone hearth and surround incorporating living flame gas fire

## Kitchen

12'07" x 10'1" approx (3.84m x 3.07m approx)

UPVC double glazed window to the front elevation. Tiled splash backs. Wall mounted radiator. Ceiling light point. Pelmet lighting. Range of matching wall and base units incorporating laminate worksurfaces over. Sink and drainer unit with swan neck dual heat tap above. 4 ring gas hob with extractor hood above. Integrated eye level double oven. Integrated microwave. Space and plumbing for automatic washing machine. Space and point for freestanding tumble dryer. Space and point for freestanding fridge freezer. Space for dining table. UPVC double glazed access door to the side elevation

## Bedroom 1

12'07" x 10'11" approx (3.84m x 3.33m approx)

UPVC double glazed window to the front elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Built-in wardrobes, cupboards, drawers and dressing table

## Bedroom 2

12'06" x 8' approx (3.81m x 2.44m approx)

UPVC double glazed window to the rear elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Built-in wardrobes, cupboards and drawers

## Bedroom 3

9'02" x 6'11" approx (2.79m x 2.11m approx)

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

## Family Shower Room

7'04" x 5'04" approx (2.24m x 1.63m approx)

UPVC double glazed window to the front elevation. Tiled walls. Wall mounted radiator. Wall light point. Extractor fan. 3 piece suite comprising of a walk-in shower enclosure with mains fed shower above, pedestal wash hand basin with dual heat tap and storage space below and a low level flush WC

## Lean To

8'1" x 6'4" approx (2.46m x 1.93m approx)

French doors leading to the enclosed rear garden. Windows to side and rear elevations.

## Rear of Property

To the rear of the property there is a well established private rear garden with a paved patio area, large laid to lawn with shrubbery and trees planted to the borders. Fencing and hedging surrounding

## Double Garage

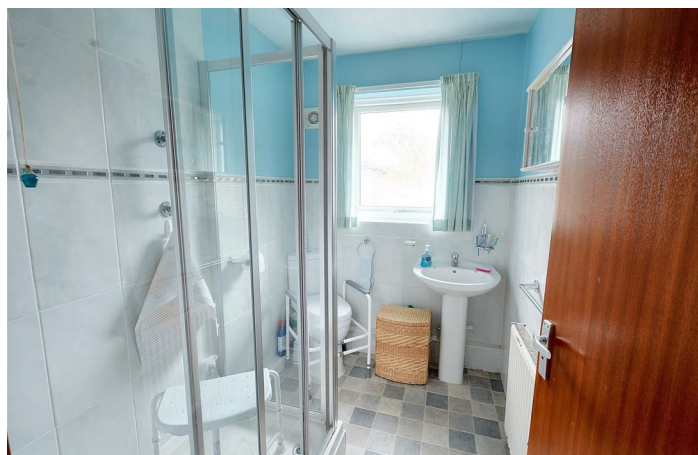
Freestanding brick-built double garage. Up and over door. Side access door

## Council Tax

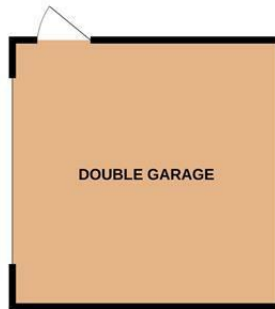
Local Authority Nottingham  
Council Tax band C

## Agents Notes: Additional Information

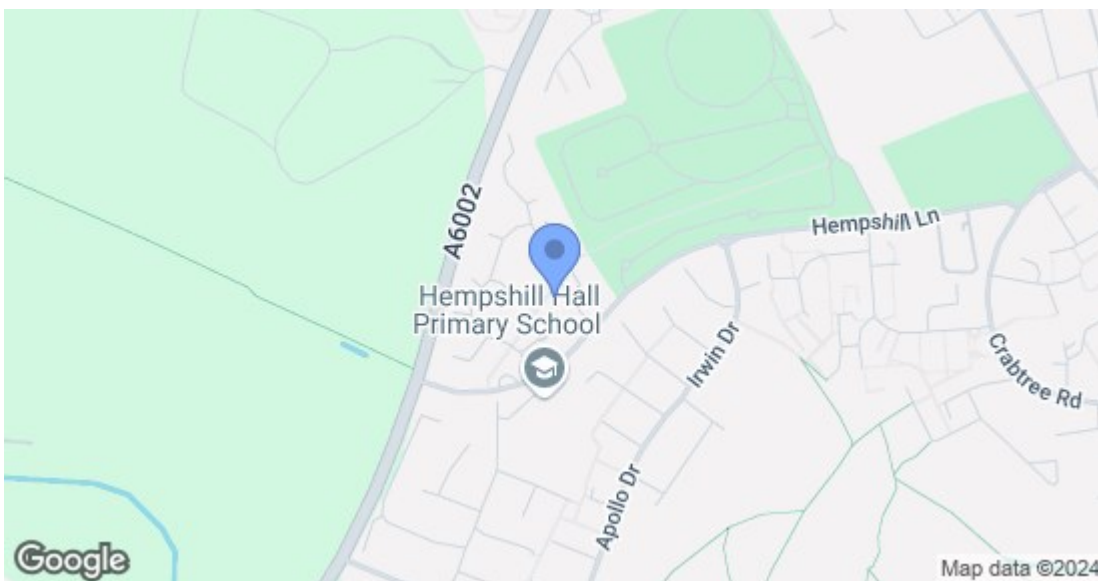
Electricity – Mains supply  
Water – Mains supply  
Heating – Gas central heating  
Septic Tank – No  
Broadband – BT, Sky  
Broadband Speed - Standard 14mbps Ultrafast 1000mbps  
Phone Signal – 02, Vodafone, Three  
Sewage – Mains supply  
Flood Risk – No flooding in the past 5 years  
Flood Defences – No  
Non-Standard Construction – No  
Any Legal Restrictions – No  
Other Material Issues – No



GROUND FLOOR  
1675 sq.ft. (155.6 sq.m.) approx.



TOTAL FLOOR AREA: 1675 sq.ft. (155.6 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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