Robert Ellis

look no further. . .

Corben Gardens
Snape Wood, Nottingham NG6 7FE

A LARGE FAMILY HOME IN NOTTINGHAM
FOR SALE !

Guide Price £220,000 Freehold

0115 648 5485

/robertellisestateagent

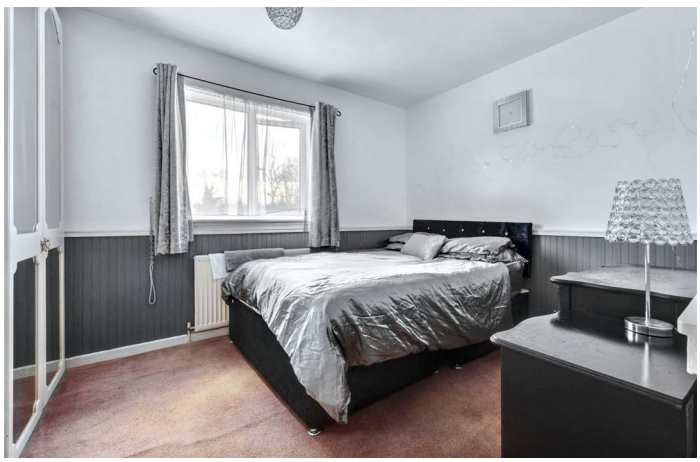
@robertellisea

This unique and surprisingly spacious four-bedroom, three-storey end-terrace property is situated on a corner plot and has been extensively extended by the current owner. The ground floor includes an entrance porch, hallway, lounge, fully fitted kitchen, a large utility room, and a summer room. On the first floor, there are three well-proportioned bedrooms and a modern shower room, with the master bedroom and a stylish four-piece en suite on the second floor.

Additional features include UPVC double glazing and gas central heating throughout.

Externally, the property offers low-maintenance front and rear gardens, primarily consisting of decorative patios, flower and shrub borders, a feature pond, and a summer house. Parking is available via the driveway.

Located in a quiet and popular area of Bulwell, Corben Gardens provides easy access to local schools, amenities, and transport links, including Bulwell Town Centre, Nottingham City Centre, and the M1 (J26). A viewing is essential to fully appreciate the size and layout of this impressive property.



Front of Property
To the front of the property there is a driveway providing off the road parking for up to two cars, additional land to the side of the property.

Entrance Porch
UPVC door to the front elevation giving access to the entrance porch comprising laminate flooring, double glazed window to the side elevation, UPVC door leading into the inner entrance hallway.

Inner Entrance Hallway
Laminate flooring, carpeted staircase leading to the first floor landing, wall mounted radiator, door leading to the downstairs WC, door leading to kitchen diner, door to lounge, two storage cupboards.

Downstairs WC
2'11" x 5'4" approx (0.90 x 1.63 approx)
Tiled splashbacks, laminate flooring, wash hand basin with mixer tap, WC.

Kitchen
18'9" x 8'11" approx (5.72 x 2.74 approx)
Laminate flooring, a range of matching wall and base units with worksurfaces over incorporating a sink and drainer unit with mixer tap over, tiled splashbacks, five ring gas hob with cooker hood above, integrated electric fan oven, TV point, space and point for fridge and freezer, double glazed window looking into the lean-to, door leading to the lean-to.

Utility Space
Currently used as a utility space the lean-to comprises wall mounted radiator, laminate flooring, wooden panelling, tiled splashbacks, double glazed window and door leading to a further exterior lean-to, hand wash basin with mixer tap, base units with worksurfaces over double glazed door leading to the rear garden.

Conservatory
7'2" x 19'10" approx (2.19 x 6.05 approx)
Double glazed windows surrounding, laminate and linoleum flooring, door leading to store.

Store
6'3" x 8'8" approx (1.93 x 2.65 approx)
Power and lighting.

Lounge
10'3" x 15'1" approx (3.14 x 4.61 approx)
Laminate flooring, double glazed window to the front elevation, coving to the ceiling, TV point, wall mounted radiator.

First Floor Landing
Carpeted flooring, double glazed window to the side elevation, coving to the ceiling, carpeted staircase leading to bedroom one, doors leading off to rooms, storage cupboard.

Bedroom Two
12'4" x 8'4" approx (3.76 x 2.56 approx)
Built-in storage cupboard, wall mounted radiator, carpeted flooring, double glazed window to the front elevation.

Bedroom Three
8'11" x 12'2" approx (2.72 x 3.72 approx)
Wall mounted radiator, dado rail, carpeted flooring, double glazed window to the rear elevation.

Bedroom Four
8'4" x 8'10" approx (2.56 x 2.71 approx)
Wall mounted radiator, carpeted flooring, double glazed window to the rear elevation.

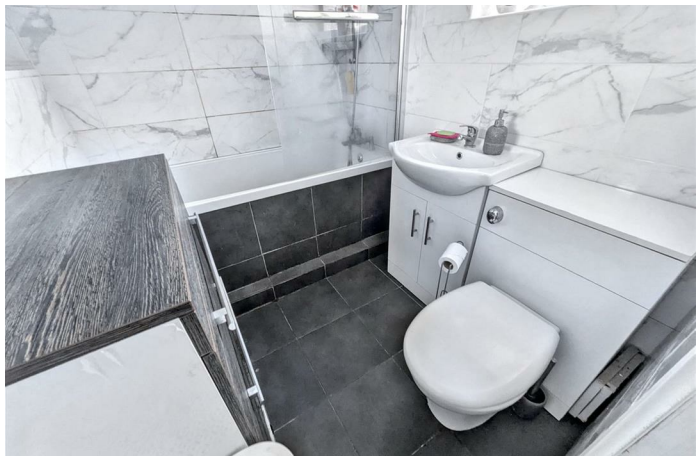
Family Bathroom
5'1" x 6'7" approx (1.56 x 2.01 approx)
Tiled flooring, tiled splashbacks, WC, double glazed window to the front elevation, vanity wash hand basin with mixer tap.

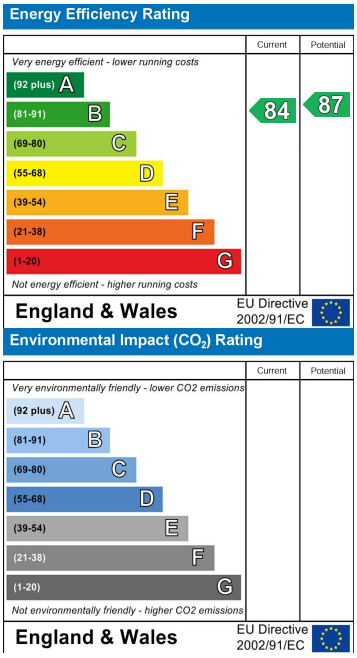
Bedroom One
15'7" x 12'8" approx (4.77 x 3.87 approx)
Storage to the eaves with solar panel system, carpeted flooring, two double glazed windows to the rear elevation, two wall mounted radiators, door to en-suite, door to storage space.

En-Suite
Linoleum flooring, shower cubicle with electric shower, WC, wash hand basin with separate hot and cold taps, bath with separate hot and cold taps, tiled splashbacks.

Rear of Property
To the rear of the property there is an tiered enclosed rear garden with a range of plants and shrubbery planted to the borders and fencing to the boundaries.

Agents Notes: Additional Information
Council Tax Band: A
Local Authority: Nottingham
Electricity: Mains supply
Water: Mains supply
Heating: Mains gas
Septic Tank : No
Broadband: BT, Sky, Virgin
Broadband Speed: Standard 20mbps Ultrafast 1000mbps
Phone Signal: 02, Vodafone, EE, 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





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.

78 Front Street, Arnold, Nottinghamshire, NG5 7EJ
arnold@robertellis.co.uk
0115 648 5485