



**Brook Close
Bulwell, Nottingham NG6 8NL**

£160,000 Freehold

Immaculate Two Bedroom Semi-Detached
Home – Brook Close, NG6



Situated on a quiet cul-de-sac in the heart of Bulwell, this beautifully finished two bedroom semi-detached property offers modern, low-maintenance living with outstanding access to local amenities and transport links.

The property has been tastefully updated and is presented in immaculate condition throughout. Upon entering, you are greeted by a bright entrance hallway leading to a newly decorated, contemporary kitchen with stylish units and modern appliances. To the rear, the spacious lounge provides a comfortable and inviting living space, complete with double sliding doors opening onto a private, enclosed rear garden—ideal for summer evenings, entertaining, or simply enjoying some outdoor space.

Upstairs, the home continues to impress with two generously sized double bedrooms, a newly fitted modern family bathroom, and loft access offering useful storage potential. Every room has been decorated to a high standard with a fresh, neutral finish, allowing any buyer to move straight in and make it their own.

Brook Close enjoys a highly convenient location with instant access to Bulwell High Street, home to a wide range of shops, supermarkets, cafés, pubs, and local services. The bus station, tram stop, and Bulwell Train Station are all just a short stroll away, offering excellent public transport links to Nottingham city centre and surrounding areas—making this a perfect spot for commuters. For those who enjoy green space, the picturesque River Leen and nearby parks offer scenic walking and cycling routes right on your doorstep.

Ideal for first-time buyers, professional couples, or investors, this turn-key property combines comfort, style, and convenience in equal measure.

A fantastic opportunity in a well-connected and vibrant location—early viewing is strongly advised.



Kitchen Diner

14'9" x 8'9" approx (4.502 x 2.686 approx)

UPVC double glazed entrance door to the front elevation leading into the kitchen diner comprising laminate floor covering, built-in cloak cupboard, UPVC double glazed window to the front elevation, vertical wall mounted radiator, a range of modern matching wall and base units with work surfaces over incorporating a Belfast sink with swan neck mixer tap over, integrated dishwasher, integrated oven with induction hob over and extractor hood above, integrated fridge freezer, tiled splashbacks, ample space for dining table, opening to wooden staircase leading to the first floor landing, glazed door leading through to the lounge.

Lounge

Laminate floor covering, wall mounted vertical radiator, UPVC double glazed sliding doors leading out to the enclosed rear garden.

First Floor Landing

Carpeted flooring, doors leading off to:

Bedroom One

UPVC double glazed window to the rear elevation, wall mounted radiator, carpeted flooring.

Family Bathroom

7'0" x 6'6" approx (2.144 x 1.991 approx)

This beautifully decorated bathroom comprises part tiling to the walls, tiling the floor, modern handwash basin with mixer tap and storage below, WC, panelled bath with mains fed rainwater shower over, airing cupboard housing the boiler.

Bedroom Two

12'1" x 7'4" approx (3.691 x 2.243 approx)

UPVC double glazed window to the front elevation, wall mounted radiator, carpeted flooring, access to the loft.

Loft

Insulated with partial boarding.

Outside

Rear of Property

To the rear of the property there is an enclosed rear garden with paved patio area perfect for seating, garden laid to lawn, access to the lean to, a range of plants and shrubbery planted to the borders, fencing to the boundaries.

Front of Property

To the front of the property there is a driveway providing off the road parking.

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 24mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

Flood Defences: No

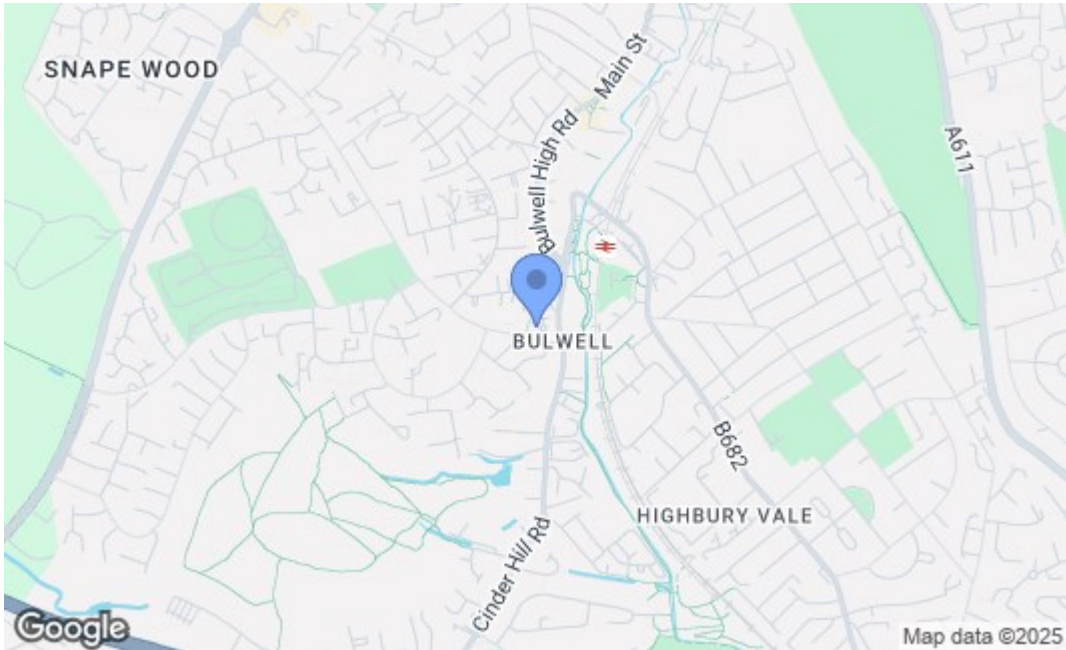
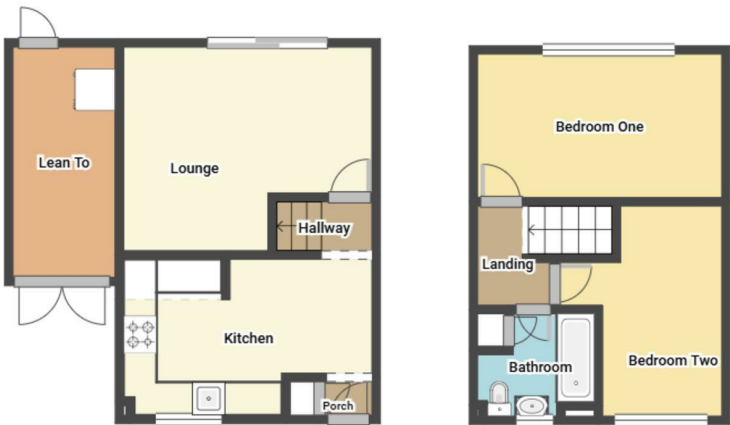
Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No



Robert Ellis
ESTATE AGENTS



| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (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 (CO ₂) 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.