



Cuillin Close, NOTTINGHAM NG5 5EH

welcome to

Cuillin Close, NOTTINGHAM

- Spacious Detached Bungalow
- Three Double Bedrooms
- Gas Central Heating & uPVC Double Glazing
- Kitchen, Utility Room & Conservatory
- Council Tax Band D

Tenure: Freehold EPC Rating: D

offers over

£340,000

view this property online williamhbrown.co.uk/property/BUL109866



Property Ref:

BUL109866 - 0011

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

Porch

9' x 7' 10" (2.74m x 2.39m)

The porch has tiled flooring, a wall mounted radiator, two uPVC double glazed windows and a uPVC double glazed door providing access into the accommodation.

Entrance Hall

15' 6" x 6' (4.72m x 1.83m)

The entrance hall has laminate flooring, a wall mounted radiator, uPVC double glazed French doors and provides access to a loft with lighting and a drop-down ladder.

Living Room

16' 2" x 11' 8" (4.93m x 3.56m)

The living room has carpeted flooring, a wall mounted radiator, coving to the ceiling, a TV point, a feature working fireplace with a decorative surround and a uPVC double glazed window to the front elevation.

Kitchen

13' 11" x 9' 10" (4.24m x 3.00m)

The kitchen has a wall mounted radiator, a range of fitted wall and base units with rolled edge worktops, a sink and a half with mixer taps and a drainer, an integrated double oven, a five-ring gas hob and extractor hood, an integrated fridge freezer, recessed spotlights, aqua boarding to the ceiling and a uPVC double glazed window to the rear elevation.

Utility Room

10' 3" x 6' 10" (3.12m x 2.08m)

The utility room has cushion flooring, a wall mounted radiator, two fitted wall and base units with rolled edge worktops, a stainless-steel sink and a drainer, partially tiled walls, space and plumbing for a washing machine, space for a tumble dryer and a fridge freezer, two uPVC double glazed windows and a

uPVC double glazed door to the conservatory and a door to the WC.

W/C

This space has cushion flooring, a low-level flush W/C and a uPVC double glazed obscure window to the side elevation.

Conservatory

11' 6" x 10' 11" (3.51m x 3.33m)

With uPVC windows all round and uPVC door to the rear aspect, carpet flooring and space for seating.

Bedroom One

12' 6" x 11' 10" (3.81m x 3.61m)

The main bedroom has carpeted flooring, a wall mounted radiator and a uPVC double glazed window to the front elevation.

Bedroom Two

11' 11" x 9' 10" (3.63m x 3.00m)

The second bedroom has laminate flooring, a wall mounted radiator and a uPVC double glazed window to the rear elevation.

Bedroom Three

11' 10" x 7' 11" (3.61m x 2.41m)

The third bedroom has carpeted flooring, a wall mounted radiator and a uPVC double glazed window to the side elevation.

Bathroom

8' 3" x 6' 7" (2.51m x 2.01m)

The bathroom has cushion flooring, a heated towel rail, a dual flush W/C, a vanity wash basin with storage, a double ended bath, a corner fitted shower enclosure with a wall mounted shower, partially tiled walls and a uPVC double glazed obscure window to the rear elevation.

Outside

To the front of the property is a large block paved driveway and a double garage offering ample off-road parking. To the rear of the property is a large



 **william h brown**



0115 9753817



bulwell@williamhbrown.co.uk



263 Main Street, Bulwell, NOTTINGHAM,
Nottinghamshire, NG6 8EZ



williamhbrown.co.uk