



Church Lane, Bulwell Nottingham NG6 9AD

welcome to

Church Lane, Bulwell Nottingham

- Extended Detached House
- Four Bedrooms
- Utility Area
- Downstairs WC
- Gas Central Heating & UPVC Double Glazing

Tenure: Freehold EPC Rating: D

offers in the region of

£350,000

view this property online williamhbrown.co.uk/Property/BUL110413



Property Ref:

BUL110413 - 0006

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Hallway

With UPVC double glazed door and side window, wooden flooring, a wall mounted radiator, two storage cupboards and access to all ground floor accommodation.

Lounge

22' 3" x 11' 2" (6.78m x 3.40m)

With two UPVC double glazed leded windows to the front elevation (with one being a bay window), wooden flooring, feature fireplace with wood burner style fire and wall mounted radiator.

Utility Area

16' x 8' 4" plus recess (4.88m x 2.54m plus recess)

With two UPVC double glazed doors to both sides of the property, UPVC windows to the side and rear and access to the downstairs WC.

Downstairs Wc

With WC

Kitchen/Diner

23' 1" x 17' (7.04m x 5.18m)

Spacious kitchen diner, with UPVC windows to the front, side and rear elevation (with the two front windows being leded & one being a bay window), modern fitted wall and base units, tiled flooring and splashbacks, mid height integrated double oven, a separate hob and extractor above, integrated dishwasher, sink, drainer and mixer tap, two wall mounted radiators, space for a washing machine, fridge freezer and dining table and chairs and a UPVC double glazed door to the side elevation.

Landing

With UPVC double glazed window to the rear elevation, wooden flooring, a wall mounted radiator, built in storage cupboard, access to the loft and doors to all first-floor accommodation.

Bedroom One

17' 10" x 11' 3" (5.44m x 3.43m)

With UPVC double glazed leded window to the front elevation, wooden laminate flooring and a wall mounted radiator.

Bedroom Two

11' 3" x 10' 10" (3.43m x 3.30m)

With UPVC double glazed leded window to the front elevation, wooden laminate flooring and a wall mounted radiator.

Bedroom Three

13' 6" plus recess x 11' 2" (4.11m plus recess x 3.40m)

With UPVC double glazed leded window to the front elevation, wooden flooring and a wall mounted radiator.

Bedroom Four

11' 3" x 10' 5" (3.43m x 3.17m)

A generous sized bedroom with UPVC double glazed leded window to the front and a UPVC double glazed window to the side elevation, laminate flooring a wall mounted radiator and UPVC double glazed French doors to the rear leading outside to the upper rear garden.

Shower Room

With UPVC privacy window to the rear elevation, tiled flooring and splashbacks, walk-in shower cubicle with fitted shower, WC, vanity unit with hand wash basin above and wall mounted radiator.

Bathroom

With UPVC double glazed privacy window to the side elevation, laminate flooring, panelled bath, WC, pedestal wash basin and a wall mounted radiator.

Outside

To the front is a driveway for off street parking, a garden with part lawn and gravel and steps leading to the main entrance. To the rear is an enclosed garden, across tiered levels, paved patio



0115 9753817

bulwell@williamhbrown.co.uk

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

williamhbrown.co.uk