

Albert Road

Bunny, Nottingham, NG11 6QE



Offering a secluded cul de sac location in this highly desirable Nottinghamshire village, this spacious family home boasts an open plan kitchen/diner, separate lounge and a generous rear garden.

Guide Price £315,000

John German

Located in the Rushcliffe village of Bunny, surrounded by Nottinghamshire countryside and with the A60 offering convenient access to Nottingham this traditional semi detached property provides a fantastic family home, with the potential to extend (subject to permissions), as other similar properties nearby have done.

Set back from the A60 and enjoying a cul de sac location, the property has a driveway to the front providing off road parking, with the adjacent front garden being laid to lawn with hedged borders.

The front door has an overhead storm porch and opens to the hallway, with stairs leading off to the first floor and doors to the downstairs accommodation.

The lounge is an inviting reception space, being well proportioned and having the benefit of a double glazed bay window to the front aspect, allowing natural light to flood in.

Spanning the rear of the property, the family friendly kitchen diner is open plan, hosting both wall and base units as well as work surface. There is undercounter appliance space, as well as a stainless steel sink and drainer unit beneath the double glazed window looking out over the rear garden.

The kitchen layout leaves ample space for a family sized dining table, with there also being an understairs cupboard, housing the central heating boiler.

Heading up to the first floor, there are three bedrooms –all of which are currently used as doubles.

Bedrooms one and two are both similarly proportioned, situated to the front and rear aspect respectively, with bedroom two enjoying views over the garden and beyond.

The third bedroom enjoys the same view and would be well suited for use as a dedicated home office or study if required –providing a home working space.

The bedrooms are serviced by the smartly appointed and tiled shower room, with an enclosed corner shower cubicle, vanity hand wash and wc unit and heated towel rail.

Externally, the property enjoys a fantastic south facing rear garden having both a patio and lawn, with the detached garage having up and over door to the front. There is gated side access, with the side of the property offering potential for additional parking if required.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Property construction: Standard

Parking: Driveway

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type:

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Rushcliffe Borough Council / Tax Band C

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA01032024

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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