



Bush Close  
Nottingham

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### Property Description

The property welcomes you with a porch and inviting entrance hallway, leading through to a bright lounge and a newly fitted kitchen diner, which flows seamlessly into the conservatory, creating an open-plan heart of the home ideal for modern living.

Upstairs, you'll find three well-proportioned bedrooms and a contemporary family bathroom.

Outside, the front of the property benefits from a driveway providing parking for multiple vehicles and an integral garage. To the rear, a beautifully landscaped garden features a patio seating area, steps down to a well-kept lawn, and mature shrubs adding charm and privacy. There's also a shed with power and lighting, plus a decked pergola area offering an additional relaxing outdoor retreat.

This home perfectly combines comfort, practicality, and style - ready for its new owners to move straight in and enjoy.

### Ground Floor

#### Porch

Entered into via recently fitted composite front door and gives access to:-

#### Entrance Hallway

Having stairs to the first floor, central heating radiator and upvc door from porch

#### Lounge

Having feature fireplace with inset electric fireplace, upvc double glazed window to the front elevation, understairs storage area and double doors through to the kitchen

#### Kitchen Diner

Having been recently re-fitted and having a range of wall and base units with complimentary worksurface over, insert sink and drainer, integrated electric oven with induction hob and extractor hood over, integrated microwave, integrated fridge freezer, integrated washing machine and dishwasher and built in bin cupboard, spotlights, radiator and giving access through to the conservatory



## Conservatory

Being of upvc construction and having radiator and side door leading out to the rear garden

## First Floor

### Landing Area

Having upvc window to the side elevation and built in airing cupboard

### Bedroom One

Having built in wardrobe with sliding doors, central heating radiator and upvc window to the front elevation

### Bedroom Two

Having upvc window to the rear and central heating radiator

### Bedroom Three

With upvc window to the front elevation and central heating radiator

### Shower Room

Fitted with a three piece suite comprising of shower with mains fed shower and dual shower heads, pedestal wash hand basin and low level WC, porcelain tiled floor, heated towel rail, spotlights and obscured window to the rear elevation

### Outside

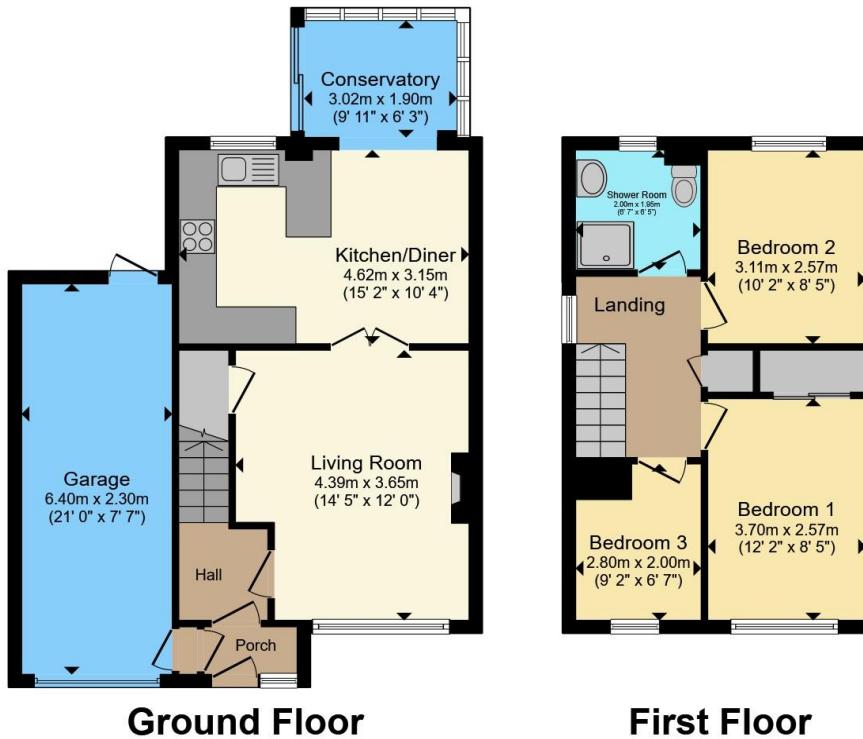
To the front of the property there is a driveway providing off road parking for multiple vehicles and also giving access to the garage

The rear garden has a secluded patio area with space for hot tub and having gazebo over, outside tap and power points, with steps leading down to the garden area which is mainly laid to lawn, mature planting, further decked seating area with lighting, garden shed with power and lighting and fenced boundaries









Total floor area 93.2 m<sup>2</sup> (1,003 sq.ft.) approx

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EPC Rating: C    Council Tax  
Band: B

Tenure: Freehold

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