



**Potters Hollow
Bulwell, Nottingham NG6 8PB**

**THREE STOREY, THREE BEDROOM END
TOWNHOUSE**

Guide Price £220,000 Freehold



**** GUIDE PRICE £220,000 - £230,000 ****

Robert Ellis Estate Agents are pleased to bring to the market this well-presented three bedroom, three storey townhouse situated in a very popular quiet residential area.

The property offers versatile accommodation arranged over three floors and would make an ideal purchase for a range of buyers, including first time buyers and families looking for a modern home in a convenient peaceful location.

To the ground floor, the accommodation comprises an entrance hallway with stairs leading to the first floor, useful ground floor cloaks/w.c., a fitted kitchen positioned to the front of the property and a spacious lounge/diner to the rear. The lounge/diner provides space for both sitting and dining areas and benefits from French doors opening onto the enclosed rear garden.

To the first floor, there are two bedrooms and a modern family bathroom. The second floor is home to the main bedroom suite, which benefits from a dressing area with built-in wardrobes and an en-suite shower room, creating a private and practical space.

Externally, the property has a double driveway to the front providing off road parking, with secure gated side access leading to the rear garden. The rear garden is enclosed and laid mainly to lawn, with a paved patio area, fencing to the boundaries and mature shrubs.

Located in Bulwell, the property is well placed for a range of local shops, schools, transport links and amenities, with access into Nottingham city centre and surrounding areas.

An internal viewing comes highly recommended to fully appreciate the accommodation on offer.



Entrance Hall

16'3 x 6'8 approx (4.95m x 2.03m approx)

Double glazed composite door to the front, stairs leading to the first floor, radiator, ceiling light point, undestairs storage cupboard, LVT flooring and panelled doors to:

Cloaks/w.c.

2'8 x 6' approx (0.81m x 1.83m approx)

UPVC double glazed window to the side, low flush w.c., vanity wash hand basin with mosaic tiled splashback, laminate flooring, ceiling light point, UPVC double glazed window to the side.

Kitchen

8'6 x 9'10 approx (2.59m x 3.00m approx)

With a range of matching wall and base units incorporating a laminate work surface over, stainless steel sink with modern swan neck mixer tap above, integrated oven with four ring gas burner above and extractor hood over, tiled splashbacks, space and plumbing for an automatic washing machine, space and point for a free standing tumble dryer, UPVC double glazed window to the front, ceiling light point, space and point for a free standing fridge freezer, radiator, combi boiler housed within a matching cabinet.

Lounge/Diner

15'6 x 16'6 approx (4.72m x 5.03m approx)

UPVC double glazed French doors to the rear with double glazed panels either side leading to the enclosed garden, ceiling light point, LVT flooring, radiator, spaces for both seating and dining areas.

First Floor Landing

UPVC double glazed windows to the front and side, stairs to the second floor, radiator, airing cupboard housing the mega-flow hot water cylinder, panelled doors to:

Bedroom 2

15'5 x 8'9 approx (4.70m x 2.67m approx)

Two UPVC double glazed windows to the rear, radiator, ceiling light point.

Bedroom 3

8'7 x 10'6 approx (2.62m x 3.20m approx)

UPVC double glazed window to the front, radiator, ceiling light point.

Bathroom

8'7 x 6'9 approx (2.62m x 2.06m approx)

A modern three piece suite comprising of a panelled bath

with mains fed shower over, low flush w.c., pedestal wash hand basin, tiled walls and floor, radiator, ceiling light point, extractor fan.

Second Floor Landing

UPVC double glazed window to the side, ceiling light point, panelled door to:

Bedroom 1

11'10 x 13' approx (3.61m x 3.96m approx)

UPVC double glazed window to the front, radiator, ceiling light point, loft access hatch and archway through to:

Dressing Room

5'10 x 6'7 approx (1.78m x 2.01m approx)

With built-in wardrobes incorporating sliding door, ceiling light point, archway to bedroom area and panelled door to:

En-Suite Shower Room

8'6 x 5'8 approx (2.59m x 1.73m approx)

Three piece suite comprising of a walk-in shower enclosure with mains fed shower above, low flush w.c., pedestal wash hand basin, tiled splashbacks, tiled floor, radiator, ceiling light point, extractor fan, Velux style roof light to the rear.

Outside

To the front of the property there is a double driveway providing ample off road parking, secure gated access to the side leading to the rear garden.

To the rear there is an enclosed garden which is laid mainly to lawn, paved patio area, fencing to the boundaries and mature shrubs planted to the borders.

Additional Information

Council Tax - Nottingham Council Band C

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky

Broadband Speed - Standard 16mbps Superfast 80mbps

Ultrafast 1800mbps

Phone Signal – 02, Three, EE, Vodafone

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

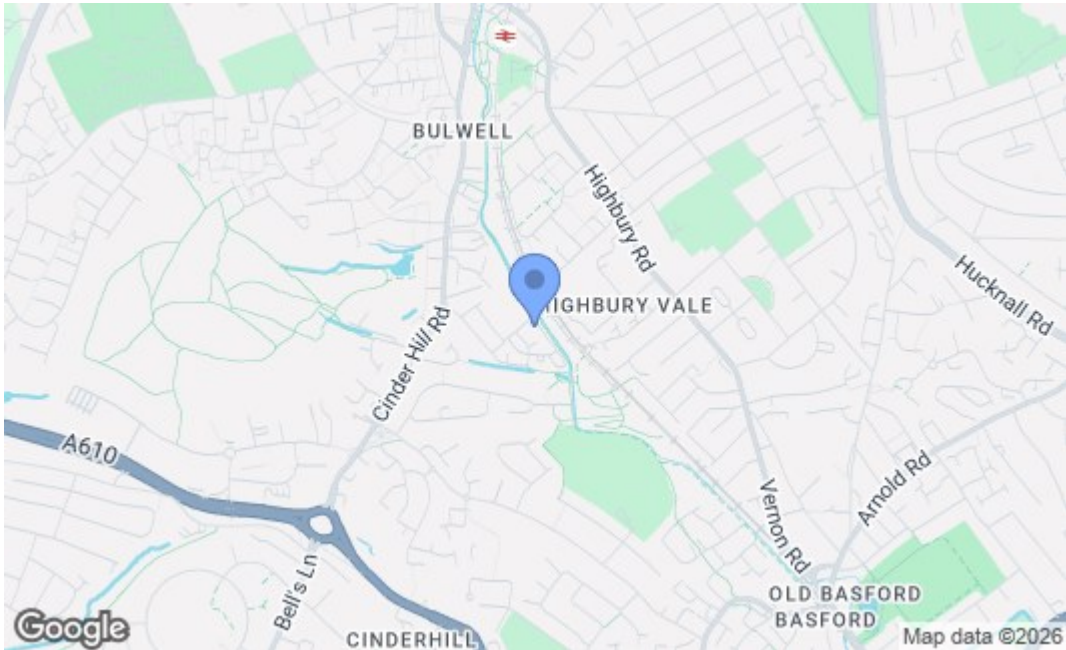
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	74	
(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.