



Church Lane  
Bulwell, Nottingham NG6 9AD

A FOUR-BEDROOM DETACHED LARGE  
FAMILY PROPERTY.

**Offers Over £350,000 Freehold**



Robert Ellis are delighted to bring to market this exceptional four-bedroom detached home, offering a unique blend of character and practicality. Previously two semi-detached properties, the home has been thoughtfully converted to provide spacious accommodation, perfect for a growing family.

Upon entering the property, you are welcomed by a bright and inviting hallway that leads to the main living areas. The ground floor features a generous living room, ideal for relaxing and entertaining. The stunning kitchen/diner has been re-fitted to create a modern, stylish space that serves as the heart of the home, perfect for both everyday family life and hosting gatherings.

Upstairs, the property offers four spacious double bedrooms, each providing ample space and flexibility for family members or guests. Two well-appointed family bathrooms ensure convenience and comfort for a busy household.

Externally, the home boasts a gated driveway and a detached garage, offering secure off-road parking and additional storage. The extensive gardens to both the front and rear are beautifully maintained and provide plenty of outdoor space for relaxation, play, or entertaining.

This wonderful home is ideally situated within walking distance of Bulwell town centre, offering easy access to transport links, local schools, and amenities. Its unique layout, spacious interiors, and energy-efficient features, including solar panels, make it a fantastic choice for modern family living. Viewing is highly recommended to fully appreciate all that this remarkable property has to offer.



## Front of Property

To the front of the property there is a large garden being laid mainly to lawn with pathways to the front entrance door, gated driveway and side access gate to courtyard.

## Inner Entrance Hallway

5'06 × 33'2 approx (1.68m × 10.11m approx)

Staircase leading to the first floor landing, wall mounted radiator, recessed spotlights to ceiling, glazed door to side elevation, laminate floor covering, doors leading off too

## Living Room

13'2 × 23' approx (4.01m × 7.01m approx)

UPVC double glazed leaded bay window to the front elevation with additional double glazed window, recessed spotlights to the ceiling, laminate floor covering, feature fireplace incorporating wooden surround and mantle with feature electric fireplace, wall mounted double radiators.

## Kitchen

17'1 × 11'3 approx (5.21m × 3.43m approx)

UPVC double glazed leaded window to the front elevation, a range of matching wall and base units incorporating laminate work surfaces above, stainless steel sink and mixer tap above, integrated oven, integrated microwave, space and plumbing for automatic washing machine, ceramic hob with stainless steel extractor hood above, tiled splashbacks, tiling to floor, wall mounted double radiator, recessed spotlights to ceiling, integrated dishwasher, UPVC double glazed window to the rear elevation with UPVC double glazed window and door to the side, archway open through to dining room.

## Dining Room

11'01 × 14'04 approx (3.38m × 4.37m approx)

UPVC double glazed leaded bay window to the front elevation, wall mounted radiator, ceiling light points, tiling to the floor, breakfast bar providing additional seating area with ample space for dining table, panelled door leading to inner entrance hallway.

## Rear Store

8'9 × 16'01 approx (2.67m × 4.90m approx)

A useful additional utility/storage room comprising UPVC double glazed door to the side elevation, wall mounted radiator, Belfast sink with hot and cold taps above, bi-folding door leading to ground floor WC.

## Ground Floor WC

5'4 × 2'5 approx (1.63m × 0.74m approx)

Low level flush WC, wall light point.

## First Floor Landing

UPVC double glazed window to the side elevation, recessed spotlights to ceiling, wall mounted double radiator, storage cupboard housing Worcester Bosch gas central heating combination boiler providing hot water and central heating to the property, loft access hatch, panelled doors leading off too

## Family Bathroom

6'9 × 10'9 approx (2.06m × 3.28m approx)

UPVC double glazed window to the side elevation, panelled bath, low level flush WC, pedestal wash hand basin, wall mounted double radiator, recessed spotlights to the ceiling, LVT flooring, extractor fan.

## Bedroom 1

13'05 × 11'06 approx (4.09m × 3.51m approx)

UPVC double glazed leaded window to the front elevation, wall mounted double radiator, recessed spotlights to the ceiling.

## Bedroom 3

10' × 11'03 approx (3.05m × 3.43m approx)

UPVC double glazed leaded window to the front elevation, laminate flooring, recessed spotlights to ceiling.

## Bedroom 2

11'05 × 17'07 approx (3.48m × 5.36m approx)

UPVC double glazed leaded window to the front elevation, UPVC French doors to the rear elevation with additional UPVC double glazed leaded window to the side elevation, wall mounted double radiator, stripped wood flooring, recessed spotlights to ceiling, built in wardrobes providing ample additional storage space.

## Bedroom 4

10'7 × 11'02 approx (3.23m × 3.40m approx)

UPVC double glazed leaded window to the front elevation, wall mounted radiator, recessed spotlights to the ceiling, stripped wood flooring.

## Second Family Bathroom

5'07 × 11'03 approx (1.70m × 3.43m approx)

UPVC double glazed window to the side elevation, three piece suite comprising walk in shower enclosure with mains fed shower and rain water shower head above, low level flush WC, vanity wash hand basin with storage cupboards below, tiling to the floor, tiled splashbacks, wall mounted radiator.

## Rear of Property

To the rear of the property there is an enclosed rear garden incorporating raised decked area and steps leading to additional garden areas.

## Agents Notes: Additional Information

Council Tax Band: D

Local Authority: Nottingham

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank: No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 20Mbps Ultrafast 1000Mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

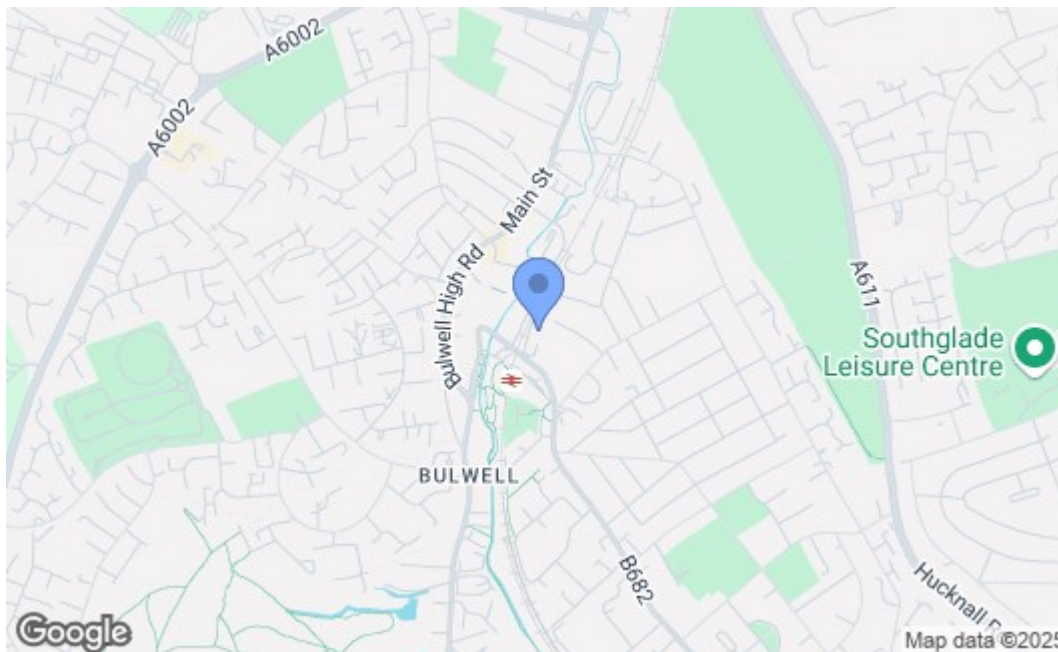
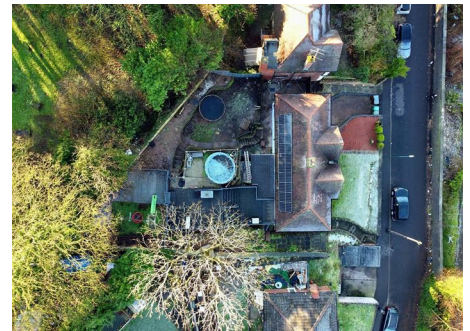
Flood Defences: No

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			
(81-91) B			
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>			
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.