



St. Albans Road  
Bulwell, Nottingham NG6 9JQ

A WELL PRESENTED THREE BEDROOM  
DETACHED FAMILY HOME SITUATED IN  
BULWELL, NOTTINGHAM!

**Offers Over £265,000 Freehold**



**\*\*NO CHAIN!\*\***

This well-presented three-bedroom detached family home in Bulwell, Nottingham, offers a spacious and practical living space, ideal for families looking for comfort and potential. The property benefits from a good size drive, providing parking for multiple cars, along with a garage for additional storage or parking.

Inside, the home welcomes you with a spacious hallway that leads into a bright and inviting lounge, perfect for family relaxation. The open-plan kitchen/diner creates a lovely space for family meals, and the conservatory offers a light-filled extension to the living area, providing a great spot to enjoy views of the garden.

Upstairs, you'll find three good-sized bedrooms, each offering plenty of natural light and space. The family bathroom is well-maintained and functional, serving the needs of everyday family life.

The rear garden is a standout feature, stretching approximately 160 ft, offering a large outdoor space with tremendous potential. Whether you want to create your dream garden, extend the property (SUBJECT TO PLANNING PERMISSION), or simply enjoy the privacy, this garden offers endless possibilities.

This home strikes the perfect balance between a move-in ready property and one that offers plenty of potential to make it your own. With easy access to local amenities, schools, and transport links, it's an excellent choice for families seeking space, convenience, and room to grow.

**THIS HOME IS A MUST VIEW! DO NOT MISS OUT, CALL US TODAY TO ARRANGE YOUR VIEWING!**



### Front of Property

To the front of the property there is a driveway providing off the road parking for two/three cars, access to the front entrance door, door to garage, side access gate.

### Entrance Hallway

Composite entrance door to the front elevation leading into the entrance hallway comprising Karndean flooring, UPVC double glazed window to the side elevation, stairs leading to the first floor landing, coving to the ceiling, solid oak door leading to the lounge.

### Lounge

14'4" x 11'10" approx (4.37 x 3.63 approx)

Continuation of the Karndean flooring, wall mounted radiator, TV point, UPVC double glazed bay window to the front elevation, gas fire with tiled hearth and wood surround, solid oak door leading to the kitchen.

### Kitchen Diner

10'2" x 15'10" approx (3.10 x 4.83 approx)

Continuation of the Karndean flooring, vertical wall mounted radiator, spotlights to the ceiling, a range of matching wall and base units with granite worktops over incorporating a double sink and drainer unit with mixer tap, tiled splashbacks, UPVC double glazed window to the rear elevation, UPVC double glazed French doors leading to the conservatory, NEFF four ring gas hob with NEFF cooker hood above, AEG integrated microwave, NEFF oven, integrated fridge, integrated freezer, solid oak door leading to the pantry, solid oak door leading to the garage.

### Conservatory

10'1" x 10'3" approx (3.08 x 3.14 approx)

Carpeted flooring, UPVC double glazed tilt and turn door leading to the rear garden, UPVC double glazed windows surrounding, power.

### First Floor Landing

Carpeted staircase leading to the first floor landing comprising carpeted flooring, access to loft, storage cupboard, coving to the ceiling, UPVC double glazed window to the side elevation, door leading off to rooms.

### Bedroom One

14'6" x 9'0" approx (4.43 x 2.76 approx)

Carpeted flooring, wall mounted radiator, UPVC double glazed window to the front elevation.

### Bedroom Two

9'1" x 10'6" approx (2.77 x 3.22 approx)

Carpeted flooring, wall mounted radiator, UPVC double glazed window to the rear elevation, built-in wardrobes.

### Bedroom Three

6'0" x 9'2" approx (1.85 x 2.81 approx)

Carpeted flooring, wall mounted radiator, UPVC double glazed window to the front elevation.

### Bathroom

6'5" x 5'10" approx (1.96 x 1.80 approx)

Linoleum flooring, heated towel rail, tiled splashbacks, WC, vanity handwash basin with mixer tap incorporating a granite top, UPVC double glazed window to the rear elevation, shower cubicle with mains fed shower over, extractor fan.

### Rear of Property

To the rear of the property there is an approximately 160 foot enclosed rear garden boasting with tranquillity comprising of multi level areas throughout. With large patio area, door to garage, side access, outdoor power and water faucet, steps leading to further lawned area, shed, steps leading to archway and additional lawned area and steps leading to a further walkway, incorporating multiple apple trees and a pear tree, a wide range of trees plants and shrubbery throughout the garden, fencing to the boundaries.

### Garage

7'10" x 19'3" approx (2.41 x 5.87 approx)

Space and plumbing for a washing machine, space and point for a fridge freezer, housing the boiler, up and over door, access door leading to the rear garden.

### Agents Notes: Additional Information

Council Tax Band: C

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

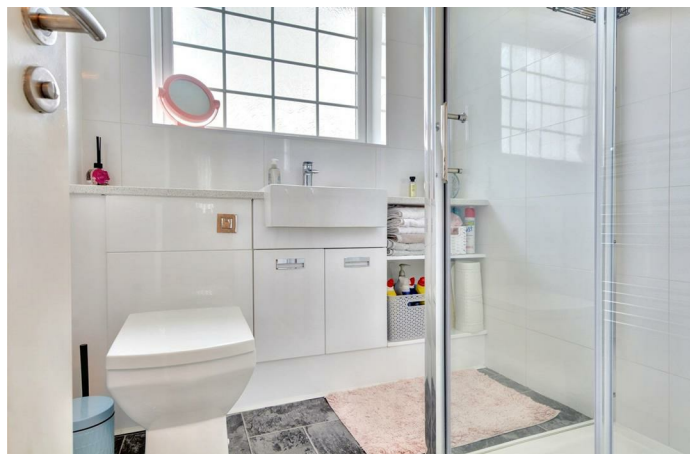
Flood Risk: No flooding in the past 5 years

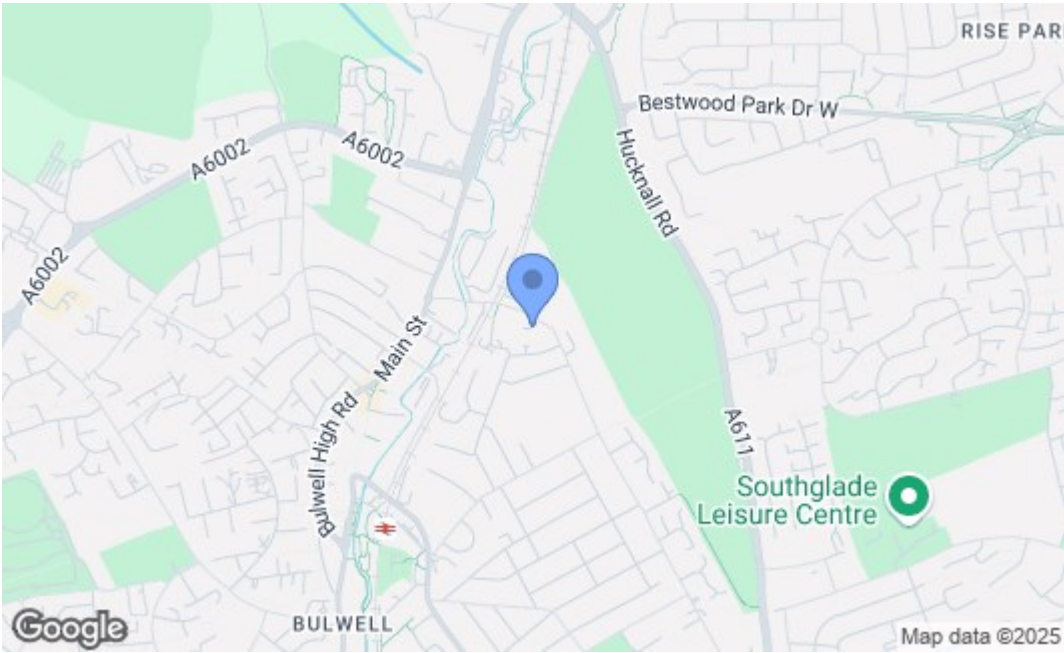
Flood Defences: No

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		82
(81-91) B		
(69-80) C	67	
(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 <sub>2</sub> ) Rating		
	Current	Potential
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		
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.