



**Marton Road  
Bulwell, Nottingham NG6 8BN**

A THREE BEDROOM, SEMI DETACHED  
FAMILY HOME SITUATED IN BULWELL,  
NOTTINGHAM.

**£180,000 Freehold**



**\*\* CORNER PLOT \*\* IDEAL FAMILY HOME \*\***

Robert Ellis Estate Agents are delighted to bring to the market this FANTASTIC THREE BEDROOM, SEMI DETACHED situated on a CORNER PLOT in BULWELL, NOTTINGHAM.

The home is ideally located within walking distance to Springfield Primary School, ideal for growing families. Alongside this, the property is situated close to local schools, shops, and transport links, within easy access to the M1 and City Hospital.

The property benefits from being incredibly secure for a new family, with the front entrance door being lined with a steel sheet and two commercial grade double action locks, a currently installed ring door bell and 3 x 4K security night vision external cameras providing high quality stills and video with sound accessible by a monitor and app.

Upon entry, you are welcomed into the hallway which allows access to the living room and kitchen diner with fitted units and ample storage cupboards. The ground floor also hosts the modernised family bathroom featuring a stunning, four piece suite with claw foot bath.

Stairs lead to landing benefitting from a further storage cupboard, first double bedroom, second double bedroom and third bedroom.

The home is positioned on a corner plot, hosting a detached garage with driveway, an enclosed, low maintenance rear garden and front/ side garden offering laid to lawn.

It is the ideal home for a first time buyer, investor or growing family having the benefits of CCTV and new carpets. Contact the office now to arrange your viewing before it is too late!



### Front of Property

The property sits on a corner plot with east-facing large laid to lawn gardens. Driveway to the side elevation providing off the road parking leading to the freestanding garage. Fencing surrounding

### Entrance Hallway

Secure wooden and plastic entrance door to the front elevation, benefitting from being lined with a steel sheet and two commercial grade double action locks. UPVC double glazed window to the side elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Two large cupboards providing useful additional storage space, one housing combination boiler. Carpeted staircase to the First Floor Landing. Internal doors leading into Living Room, Kitchen Diner and Family Bathroom

### Living Room

11'5" x 13'10" approx (3.48 x 4.24 approx)  
UPVC double glazed window to the front elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Coving to the ceiling. Feature log burner with tiled stone effect chimney breast

### Kitchen Diner

16'10" x 10'9" approx (5.15 x 3.28 approx)  
Sliding glazed door to the rear elevation. Tiled flooring. Tiled splashbacks. Wall mounted radiator. Ceiling light points. Range of wall, base and drawers units with worksurfaces above. 4 ring induction hob with extractor fan above. Integrated electric fan oven. Stainless steel double sink and drainer unit with dual heat tap above. Space and plumbing for automatic washing machine. Space and plumbing for freestanding dishwasher. Ample space for dining table. Internal door leading into Utility Room

### Family Bathroom

5'8" x 9'3" approx (1.74 x 2.84 approx)  
UPVC double glazed window to the side elevation. Tiled flooring. Fully tiled walls. Chrome heated towel radiator. Recessed spotlights to ceiling. Modern refitted bathroom comprising of a stunning freestanding claw foot bath with dual heat tap, mains fed shower with handheld shower head attachment, vanity wash hand basin with dual heat

tap and storage cupboards below and a low level flush WC

### Utility Room

9'8" x 3'5" approx (2.96 x 1.05 approx)  
Tiled flooring. Ceiling light point. Space and point for freestanding fridge freezer

### First Floor Landing

UPVC double glazed window to the side elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Loft access hatch (Fully boarded with loft ladder) Built-in storage cupboard. Internal door leading into Bedroom 1, 2 and 3

### Bedroom 1

10'11" x 11'3" approx (3.33 x 3.44 approx)  
UPVC double glazed window to the front elevation. Wood effect laminate flooring. Wall mounted radiator. Ceiling light point. Coving to the ceiling

### Bedroom 2

9'6" x 9'11" approx (2.91 x 3.03 approx)  
UPVC double glazed French doors to the side elevation, opening inwards. Wood effect laminate flooring. Wall mounted radiator. Ceiling light point

### Bedroom 3

7'6" x 8'7" approx (2.29 x 2.62 approx)  
UPVC double glazed window to the rear elevation. Wood effect laminate flooring. Wall mounted radiator. Ceiling light point. Coving to the ceiling

### Rear of Property

To the rear of the property there is a patio area and barked area. Access to the freestanding garage. Space for shed. Fencing surrounding

### Garage

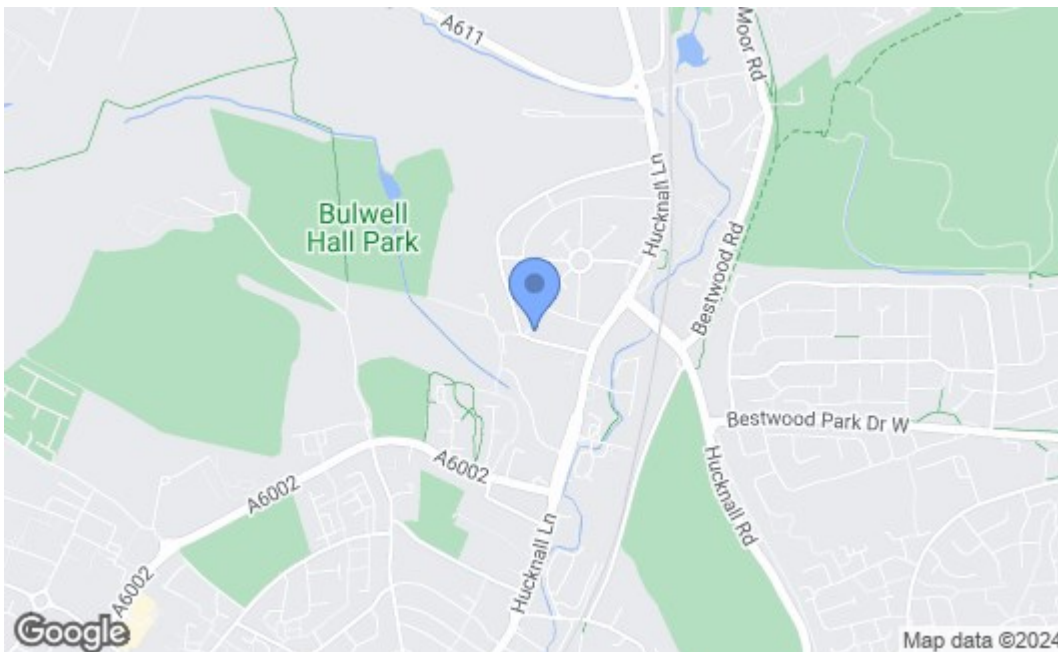
Freestanding garage to the rear elevation

### Council Tax

Local Authority Nottingham  
Council Tax band A



Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			69
(55-68) D			
(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	
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			
<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.