



**Moore Street  
Bulwell, Nottingham NG6 8PL**

**£230,000 Freehold**

A SPACIOUS THREE BEDROOM END TOWNHOUSE ARRANGED OVER THREE FLOORS WITH A GARAGE, DRIVEWAY AND EN-SUITE PRINCIPAL BEDROOM.



Robert Ellis Estate Agents are delighted to bring to the market this spacious and versatile three bedroom end townhouse, arranged over three floors and situated within a modern residential development in the popular area of Bulwell. Offering generous living accommodation throughout, a driveway, detached garage and an enclosed rear garden, this fantastic home is perfectly suited to growing families, professionals or anyone seeking flexible living space. Conveniently located close to local amenities, well-regarded schools, excellent transport links and Bulwell Town Centre, the property also offers easy access to Nottingham City Centre and the M1 motorway.

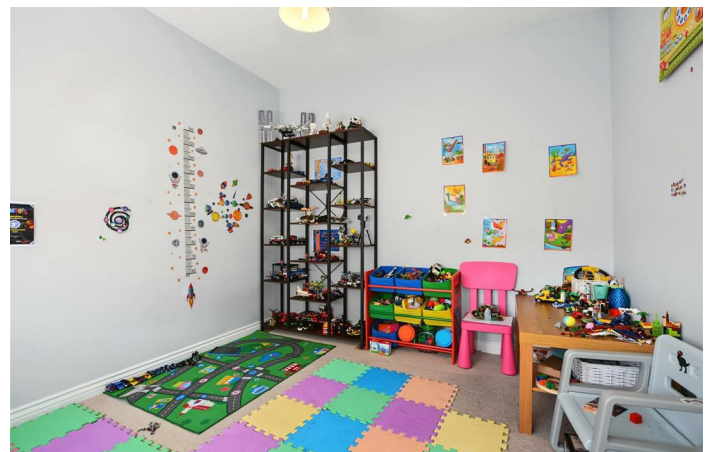
The accommodation begins with a welcoming entrance hallway providing access to a useful ground floor WC. Positioned to the front of the property is a spacious fitted kitchen, offering a range of matching wall and base units with ample worktop space, together with space and plumbing for appliances. To the rear is a generous lounge, enjoying French doors opening directly onto the rear garden, creating a bright and inviting living space ideal for both relaxing and entertaining.

The first floor offers two well-proportioned bedrooms, both enjoying excellent natural light, together with a modern family bathroom fitted with a three-piece suite. The second floor is dedicated to the impressive principal bedroom, benefiting from built-in wardrobes and a contemporary en-suite shower room.

Outside, the property benefits from a driveway providing off-road parking leading to a detached garage. The enclosed rear garden has been designed for both relaxation and entertaining, featuring a patio seating area, lawn, decked seating area with an integrated shed and secure fenced boundaries.

Occupying a convenient position close to shops, supermarkets, schools, leisure facilities and excellent road and public transport links, this superb family home offers spacious accommodation in a highly desirable location.

An internal viewing is highly recommended to fully appreciate the size, flexibility and convenience this fantastic home has to offer.



### Entrance Hallway

Entrance door, laminate flooring, wall mounted radiator, staircase leading to the first floor landing, doors leading off to:

### Kitchen

15'09 x 8'08 approx (4.80m x 2.64m approx)  
Tiled flooring, tiled splashbacks, UPVC double glazed window to the front and side elevations, wall mounted radiator, a range of wall and base units with worksurfaces over incorporating a sink and drainer unit with mixer tap, space and plumbing for a washing machine, space and point for a fridge freezer.

### Ground Floor WC

5'68 x 2'41 approx (1.52m x 0.61m approx)  
Tiled flooring, tiled splashbacks, wall mounted radiator, handwash basin, WC.

### Lounge

9'80 x 15'04 approx (2.74m x 4.67m approx)  
Carpeted flooring, wall mounted radiator, UPVC double glazed window to the rear elevation, UPVC double glazed French doors leading out to the rear garden.

### First Floor Landing

Carpeted flooring, UPVC double glazed window to the front elevation, wall mounted radiator, storage, staircase leading to the second floor landing, doors leading off to:

### Bedroom Two

8'34 x 15'02 approx (2.44m x 4.62m approx)  
Two UPVC double glazed windows to the rear elevation, wall mounted radiator, carpeted flooring.

### Bathroom

6'49 x 7'53 approx (1.83m x 2.13m approx)  
Laminate flooring, tiled splashbacks, UPVC double glazed window to the side elevation, WC, handwash basin, bath with shower attachment.

### Bedroom Three

9'47 x 8'32 approx (2.74m x 2.44m approx)  
UPVC double glazed window to the front elevation, wall mounted radiator, carpeted flooring.

### Second Floor Landing

Carpeted flooring, door leading through to:

### Bedroom One

11'69 x 14'48 (to the wardrobes) approx (3.35m x 4.27m (to the wardrobes) approx)  
UPVC double glazed window to the side and front elevations, wall mounted radiators, access to the loft, built-in wardrobes, door leading through to the en-suite.

### En-Suite

4'87 x 9'05 approx (1.22m x 2.87m approx)  
Velux window, wall mounted radiator, laminate flooring, handwash basin, WC, shower enclosure with mains fed shower.

### Outside

#### Front of Property

To the front of the property there is a driveway providing off the road parking.

#### Garage

8'51 x 17'34 approx (2.44m x 5.18m approx)

#### Rear of Property

To the rear of the property there is an enclosed rear garden with patio, garden laid to lawn and decked area incorporating a shed, fencing to the boundaries.

#### 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 16mbps Ultrafast 1800mbps

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                                                     |         | 87        |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       | 75      |           |
| (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.