Robert Ellis

look no further...







Kingfisher Close
Bulwell, Nottingham NG6 0BE

THREE-BEDROOM DETACHED HOME, SITUATED TOWARDS THE HEAD OF A QUIET CUL-DE-SAC

Guide Price £230,000 Freehold



** GUIDE PRICE £230,000-240,000 **

A THREE-BEDROOM DETACHED HOME SITUATED TOWARDS THE HEAD OF A QUIET CUL-DE-SAC, OFFERING SPACIOUS ACCOMMODATION, OFF-ROAD PARKING AND A GOOD-SIZED ENCLOSED REAR GARDEN.

Robert Ellis are pleased to bring to the market this well-proportioned three-bedroom detached property, ideally located on Kingfisher Close in Nottingham.

The property would make an excellent home for a first-time buyer, young family or investor and benefits from gas central heating, UPVC double glazing, driveway parking and a generous enclosed garden to the rear.

The accommodation is entered through a welcoming hallway with stairs rising to the first floor and doors leading to the ground-floor rooms. The open-plan lounge and dining room provides a comfortable and versatile living space, with laminate flooring, useful understairs storage and sliding patio doors opening directly onto the rear garden.

The fitted kitchen includes a range of matching wall and base units with work surfaces over, an integrated oven, four-ring gas hob and extractor hood. There is also a breakfast bar, one-and-a-half bowl sink, tiled flooring and space for a fridge freezer, washing machine and dishwasher.

To the first floor, the landing provides access to three bedrooms and the family bathroom. The main bedroom is a generous double room with stripped wooden flooring, while the second and third bedrooms provide flexible accommodation suitable for children, guests or use as a home office.

The bathroom is fitted with a three-piece suite comprising a panelled bath with shower attachment, pedestal wash hand basin and low-level WC, complemented by tiled walls and flooring.

Outside, the property is set towards the head of the cul-de-sac and has a driveway providing off-road parking, together with a lawned front garden and planted borders. The enclosed rear garden is a particularly attractive feature, with a paved patio, mature shrubs and trees and secure gated access to the front.

Kingfisher Close is well placed for access to local shops, schools, public transport and road links into Nottingham city centre and the surrounding areas.

An internal viewing is highly recommended to appreciate the accommodation and outside space this property has to offer.





Entrance Hallway
6'2 x 10'10 approx (1.88m x 3.30m approx)
UPVC double glazed entrance door to the front elevation, staircase leading to the first floor landing, ceiling light point, wall mounted radiator, panelled doors leading off to:

Lounge Diner
15'06 x 14' approx (4.72m x 4.27m approx)
This open plan lounge diner benefits from having sliding double glazed patio door to the rear elevation, laminate flooring, wall mounted radiator, ceiling light point, understairs storage cupboard.

Fitted Kitchen
7'08 x 10'2 approx (2.34m x 3.10m approx)
A range of matching wall and base units incorporating laminate worksurfaces over, integrated oven with four ring stainless steel gas hob and extractor hood above, UPVC double glazed window to the front elevation, 1.5 bowl stainless sink with mixer tap, wall mounted Valiant gas central heating boiler, tiled travertine splashbacks, tiling to the floor, breakfast bar providing additional seating space, ceiling light point, wall mounted electrical consumer unit, space and point for a freestanding fridge freezer, space and plumbing for a washing machine, space and plumbing for a dishwasher.

First Floor Landing
6'11 x 11'1 approx (2.11m x 3.38m approx)
UPVC double glazed window to the side elevation, loft access hatch, ceiling light point, airing cupboard housing the hot water cylinder, panelled doors leading off to:

Bedroom One
8'7 x 14' approx (2.62m x 4.27m approx)
UPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point, stripped wood flooring.

Bedroom Two
7'05 x 10'10 approx (2.26m x 3.30m approx)
UPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point.

Bedroom Three
6'8 x 7' approx (2.03m x 2.13m approx)
UPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point.

Bathroom
7'07 x 6'1 approx (2.31m x 1.85m approx)
Three piece suite comprising panelled bath with mixer shower attachment over, pedestal wash hand basin, low level flush WC, tiling to the floor, tiling to the walls, shaver point, wall mounted radiator, UPVC double glazed window to the side elevation, ceiling light point, mirrored cabinet providing useful additional storage space.

Outside
The property sits towards the head of a quiet cul-de-sac with a driveway providing ample off the road vehicle hardstanding, garden laid to lawn with plants and shrubs planted to the borders, pathway to the front entrance door.

To the rear of the property there is a good sized enclosed rear garden incorporating fencing to the boundaries, mature shrubs and trees planted to the borders, paved patio area and secure gated access to the front.

Agents Notes: Additional Information
Council Tax Band: B
Local Authority: Nottingham
Electricity: Mains supply
Water: Mains supply
Heating: Mains gas
Septic Tank : No
Broadband: BT, Sky, Virgin
Broadband Speed: Standard 10mbps 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













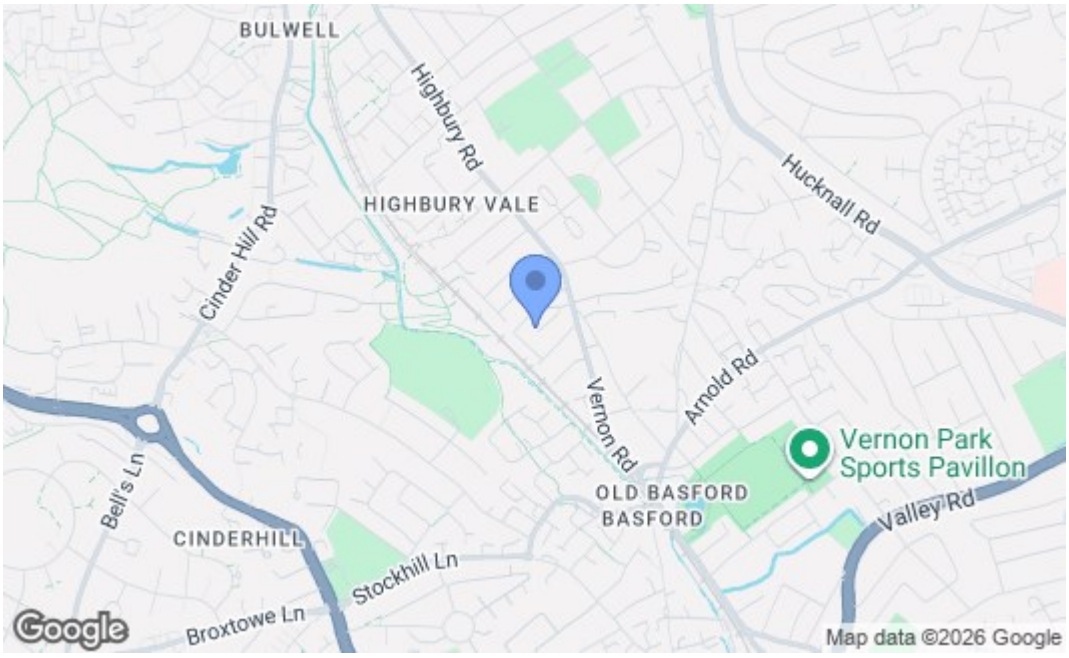

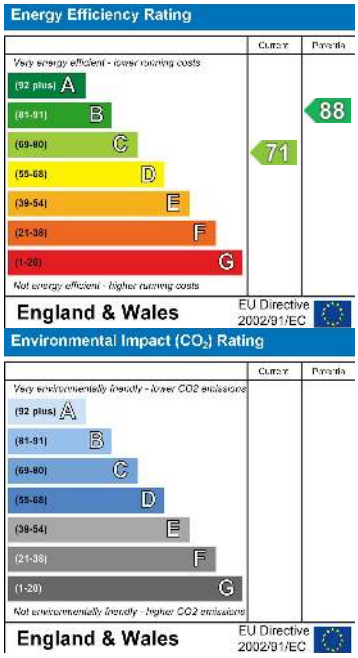

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

78 Front Street, Arnold, Nottinghamshire, NG5 7EJ
arnold@robertellis.co.uk
0115 648 5485