

HoldenCopley

PREPARE TO BE MOVED

Bullins Close, Bestwood, Nottinghamshire NG5 8SE

Guide Price £300,000

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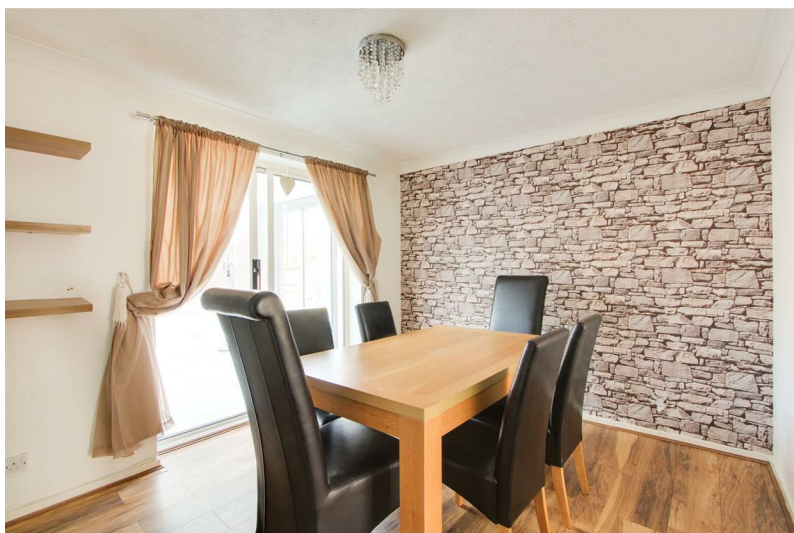
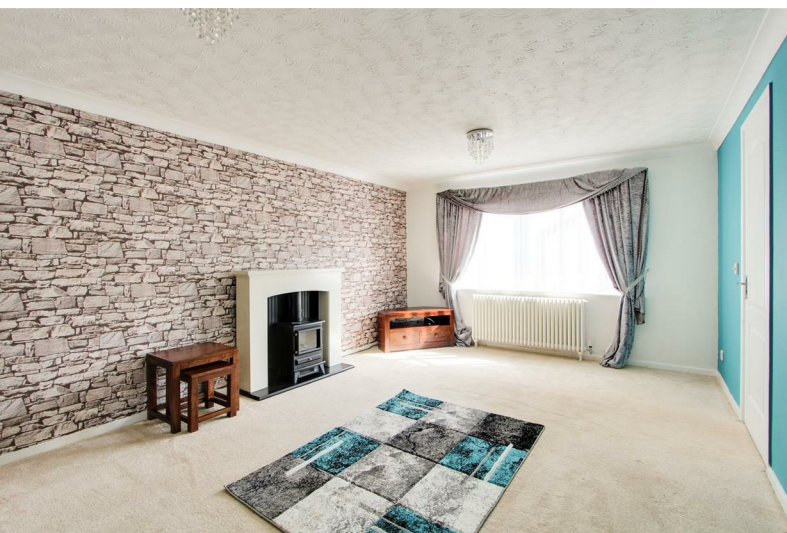


GUIDE PRICE: £300,000 - £320,000

LOCATION, LOCATION, LOCATION...

This four bedroom detached house is situated in a quiet cul-de-sac location offering stunning views and has easy access to a range of local amenities including Bestwood Country Park, various schools, the City Hospital and Nottingham City Centre. This property benefits from a wealth of space both inside and out as well as being sold to the market with no upward chain. To the ground floor is an entrance hall, two reception rooms, a conservatory, a fitted kitchen with a separate utility and a W/C complete with an office and access into the garage. The first floor offers four bedrooms serviced by two bathroom suites and ample storage space. Outside to the front is a driveway providing off road parking for numerous vehicles and to the rear is a private well maintained garden.

MUST BE VIEWED





- Detached House
- Four Bedrooms
- Two Reception Rooms & Office
- Fitted Kitchen With Rangemaster Oven
- Conservatory
- Two Bathrooms
- Driveway & Garage
- Stunning Views
- Quiet Cul-De-Sac
- Well Maintained Garden





GROUND FLOOR

Entrance Hall

The entrance hall has laminate flooring, a column radiator, a wall mounted security alarm panel, a wall mounted thermostat, a UPVC double glazed obscure window to the front elevation and a composite front door providing access into the accommodation

Living Room

11*9" x 18*0" (3.6 x 5.5)

The living room has a UPVC double glazed window to the front elevation, carpeted flooring, two column radiators, a TV point, coving to the ceiling, a recessed chimney breast with space for a log burning stove and double doors to the dining room

Dining Room

11*9" x 9*2" (3.6 x 2.8)

The dining room has laminate flooring, a column radiator, coving to the ceiling and a sliding patio door to the conservatory

Conservatory

11*9" x 9*6" (3.6 x 2.9)

The conservatory has tiled flooring, wall light fixtures, a glass roof, a range of UPVC double glazed windows to the rear elevation and double French doors opening out to the rear garden

Kitchen

14*5" x 10*5" (4.4 x 3.2)

The kitchen has a range of fitted base and wall units with worktops, a ceramic sink with a chrome swan neck mixer tap and drainer, a rangemaster oven with a gas hob and extractor fan, an integrated fridge freezer, tiled splashback, tiled flooring, recessed spotlights, a vertical radiator, a UPVC double glazed window to the rear elevation and a single door to the rear garden

Utility Room

4*3" x 5*6" (1.3 x 1.7)

The utility room has a fitted base and wall unit with a rolled edge worktop, a stainless steel sink with taps, space and plumbing for a washing machine, a radiator, tiled splashback and tiled flooring

W/C

4*3" x 4*7" (1.3 x 1.4)

This space has a low level dual flush W/C, a wash basin, a chrome heated towel rail, partially tiled flooring, laminate flooring and a UPVC double glazed window to the front elevation

Office

11*9" x 7*10" (3.6 x 2.4)

The office has a UPVC double glazed window to the rear elevation, coving to the ceiling, exposed flooring, a column radiator, a TV point and a single door into the garage

Garage

The garage has power points, lighting and an up and over door

FIRST FLOOR

Landing

The landing has tiled flooring, an in-built cupboard and provides access to the first floor accommodation

Master Bedroom

12*5" x 12*11" (3.8 x 3.7)

The main bedroom has a UPVC double glazed window to the front elevation, carpeted flooring, a column radiator, a dado rail, fitted floor to ceiling mirrored wardrobes and access to the en-suite

En-Suite

10*2" x 5*2" (3.1 x 1.6)

The en-suite has a low level dual flush W/C, a vanity unit wash basin, a shower enclosure with a wall mounted electric shower, a chrome heated towel rail, floor to ceiling tiles, an extractor fan and a UPVC double glazed obscure window to the front elevation

Bedroom Two

8*6" x 12*5" (2.6 x 3.8)

The second bedroom has a UPVC double glazed window to the rear elevation, laminate flooring, a column radiator and fitted floor to ceiling mirrored wardrobes

Bedroom Three

6*10" x 7*10" (2.1 x 2.4)

The third bedroom has a UPVC double glazed window to the rear elevation, laminate flooring, a column radiator, fitted floor to ceiling mirrored wardrobes and access to the loft

Bedroom Four

5*10" x 7*10" (1.8 x 2.4)

The fourth bedroom has a UPVC double glazed window to the rear elevation, laminate flooring and a column radiator

Bathroom

6*10" x 6*10" (2.1 x 2.1)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a tiled bath with a wall mounted electric shower, a chrome heated towel rail, floor to ceiling tiles, an electrical shaving point and a UPVC double glazed window to the side elevation

OUTSIDE

Front

To the front of the property is a driveway with access into the garage, courtesy lighting and gated access to the side and rear garden

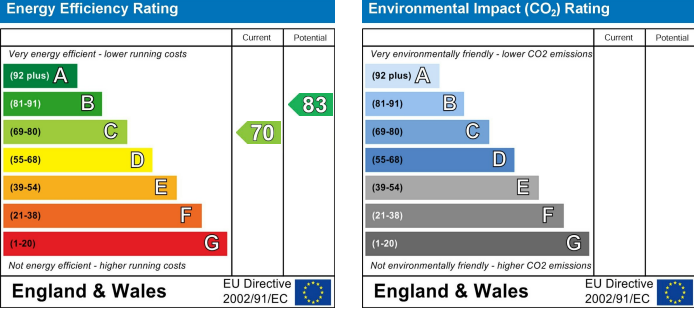
Rear

To the rear of the property is a private enclosed garden with patio and gravelled areas, a lawn, an outdoor tap, courtesy lighting, two sheds, a range of plants and shrub and fence panelling

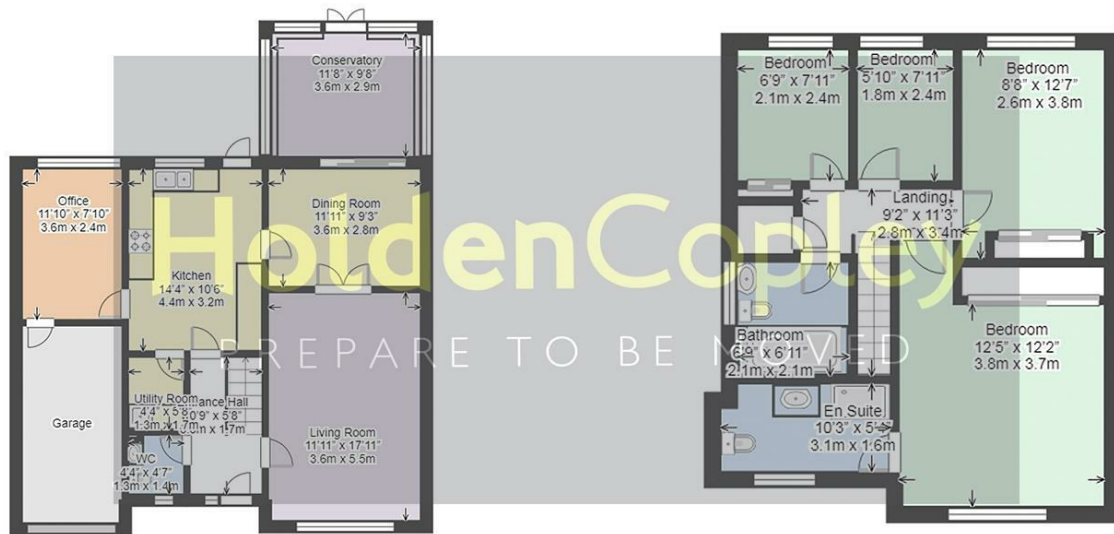
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Bullins Close, Bestwood, Nottinghamshire NG5 8SE



Approx. Gross Internal Area of the Ground floor:
906.32 Sq Ft - 84.2 Sq M
Approx. Gross Internal Area of the Entire Property:
1446.99 Sq Ft - 134.43 Sq M

All sizes and areas are approximate and for identification only. Not to scale.
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Approx. Gross Internal Area of the 1st floor:
540.67 Sq Ft - 50.23 Sq M
Approx. Gross Internal Area of the Entire Property:
1326.01 Sq Ft - 123.19 Sq M

All sizes and areas are approximate and for identification only. Not to scale.
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