

HoldenCopley

PREPARE TO BE MOVED

Highbury Road, Bulwell, Nottinghamshire NG6 9FE

£250,000

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QUERKY SEMI DETACHED HOUSE...

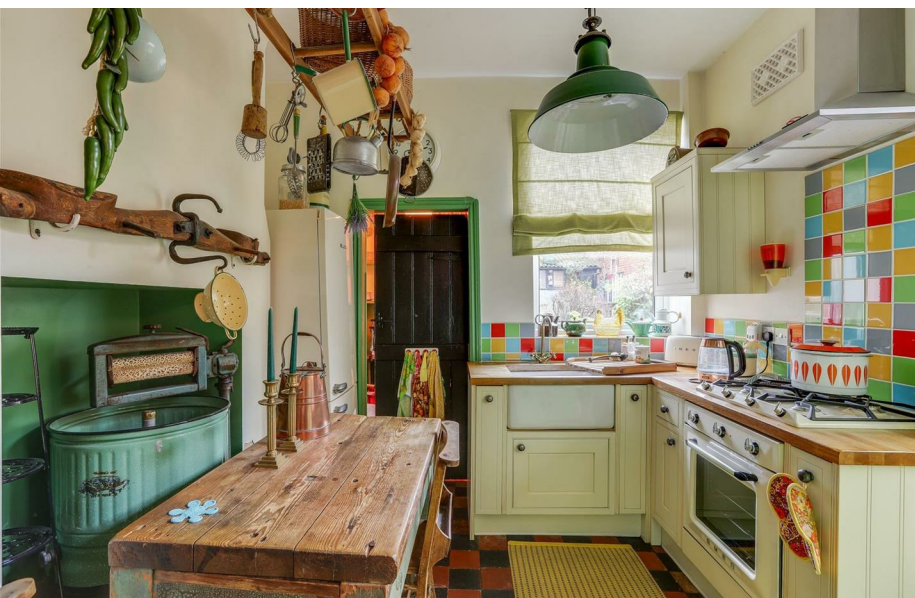
This quirky semi-detached house is brimming with character at every turn, offering a unique and individual living experience that is rarely found on the market. From its unusual layout to the seamless mix of period charm and modern touches, this home invites you to step inside and make it your own. Approaching the property, a gravelled and tiled frontage creates a welcoming first impression, complemented by a variety of established plants, shrubs, and bushes that provide privacy and greenery. A storm porch leads you into the entrance hall. The living room is a bright and inviting space, featuring a bay-fronted window that floods the room with natural light, alongside a beautiful cast iron feature fireplace that adds a sense of history and character. The adjoining dining room also benefits from an original fireplace, creating a cozy and atmospheric space perfect for entertaining. The farmhouse-style kitchen offers a charming mix of rustic and practical elements, with plenty of storage and workspace, and leads through to a useful utility room. Upstairs, there are two spacious double bedrooms. The principal bedroom enjoys a bay-fronted window, while both bedrooms feature original fireplaces that enhance the home's distinctive character. The first floor is completed by a generous four-piece bathroom suite, offering both style and functionality. The rear garden is private, mature, and fully enclosed, providing a peaceful and leafy retreat. A mix of lawn and patio areas is complemented by a wide variety of plants, shrubs, bushes, and trees. Within the garden, you will also find an Anderson air raid shelter, a handy shed, and convenient access to a coal house, workshop, and WC offering versatile and practical outdoor space for a variety of uses. Located with excellent access to local amenities and superb transport links, this home is perfect for those seeking a property with individuality and charm.

MUST BE VIEWED





- Victoria Villa Semi Detached House
- Two Double Bedrooms
- Living Room
- Dining Room
- Fitted Kitchen & Utility Room
- Four-Piece Bathroom Suite
- Outside Storage Room
- Enclosed Rear Garden
- Excellent Transport Links
- Must Be Viewed







GROUND FLOOR

Entrance Hall

14'4" x 3'7" (max) (4.37m x 1.10m (max))

The entrance hall has solid wood flooring, tiled and exposed wooden stairs, a column radiator, coving to the ceiling, and a door providing access into the accommodation with stained glass window inserts.

Living Room

15'10" x 12'11" (max) (4.84m x 3.94m (max))

The living room has a UPVC double glazed bay window to the front elevation along with a UPVC double window to the side elevation, a TV point, an original cast iron feature fire place with a decorative tiled hearth, coving to the ceiling, a ceiling rose, a column radiator, and solid wood flooring.

Dining Room

13'5" x 12'11" (max) (4.09m x 3.95m (max))

The dining room has two UPVC double glazed windows to the rear and side elevation, a column radiator, an original feature fireplace, coving to the ceiling, and solid wood flooring.

Kitchen

10'9" x 9'9" (max) (3.29m x 2.98m (max))

The kitchen has fitted base and wall units with solid oak worktops, a Belfast sink with a swan neck mixer tap, an integrated oven, gas ring hob and extractor hood, space for a fridge freezer, a recessed chimney breast alcove, access into the pantry, tiled splashback, tiled flooring, a window to the rear elevation, a door with stained glass window inserts providing access to the rear garden.

Utility Room

5'10" x 5'8" (1.80m x 1.75m)

The utility room has an obscure window to the side elevation, various shelving, space and plumbing for a washing machine, and tiled flooring.

FIRST FLOOR

Landing

13'1" x 5'9" (max) (3.99m x 1.77m (max))

The landing has solid wood flooring, a ceiling rose, access into the loft, and access to the first floor accommodation.

Bedroom One

17'2" x 15'10" (max) (5.24m x 4.83m (max))

The first bedroom has a UPVC double glazed bay window to the front elevation along with a further UPVC double glazed window, an original feature fire place, coving to the ceiling, a ceiling rose, two column radiators, and original wood flooring.

Bedroom Two

13'2" x 10'11" (max) (4.02m x 3.33m (max))

The second bedroom has two UPVC double glazed windows to the side and rear elevation, an original feature fire place, a column radiator, and original wood flooring.

Bathroom

10'5" x 9'10" (max) (3.18m x 3.01m (max))

The bathroom has a UPVC double glazed obscure window to the rear elevation, a low level flush W/C, a pedestal wash basin, a freestanding bath with floor-mounted taps and a handheld shower fixture, a shower enclosure with a wall-mounted rainfall and handheld shower fixture, an in-built cupboard, a column radiator, partially tiled walls, and vinyl flooring.

OUTSIDE

Front

To the front of the property, a gravelled and tiled area provides a welcoming entrance, leading to a storm porch. The space is adorned with a variety of established plants, shrubs, and bushes, creating a sense of privacy and greenery, while a pathway offers convenient access through to the rear garden

Rear

To the rear of the property lies a private, enclosed garden, mature and well-established, offering a pleasant mix of lawn and patio areas. The garden is adorned with a variety of plants, shrubs, bushes, and trees, creating a tranquil and leafy setting. Within this space, there is an Anderson air raid shelter, a useful shed, and convenient access to a coal house, workshop, and WC, providing both functional and versatile outdoor space.

Coal House

5'11" x 5'0" (1.82m x 1.53m)

The coal house has a door opening to the rear garden.

Workshop

8'11" x 5'10" (2.72m x 1.79m)

The workshop has a stained glass window, lighting, electrics, and a door opening to the rear garden.

W/C

5'10" x 2'11" (1.78m x 0.89m)

This space has an original high level W/C, partially tiled walls, and a door opening to the rear garden.

Outhouse

2'10" x 2'1" (0.88m x 0.64m)

The outhouse has ample storage space.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed – Ultrafast Download Speed 1800Mbps and Upload Speed 1000Mbps

Phone Signal – Good coverage of Voice, 4G & 5G - Some coverage of 3G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

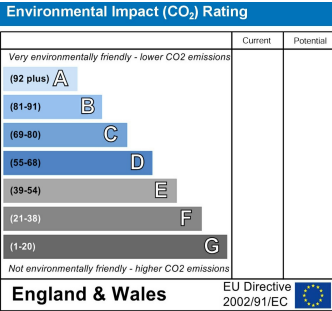
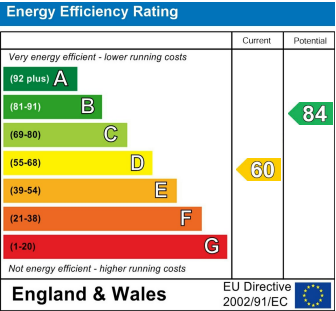
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

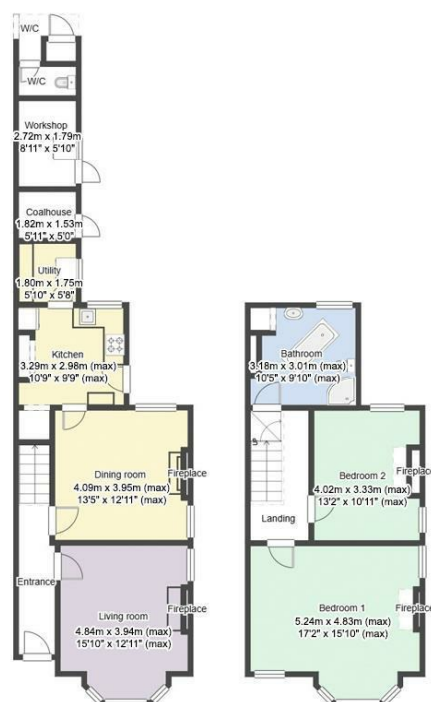
Other Material Issues – No

DISCLAIMER



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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.

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