

Cooper Close  
Bulwell, Nottingham NG6 7BS

EXTENDED FIVE BEDROOM SEMI-  
DETACHED HOME

**Asking Price £270,000 Freehold**



#### SPACIOUS EXTENDED FAMILY HOME WITH FLEXIBLE LIVING SPACE

Situated within a popular residential location, this well-presented five-bedroom semi-detached property offers generous and versatile accommodation ideal for growing families or buyers seeking flexible ground-floor living.

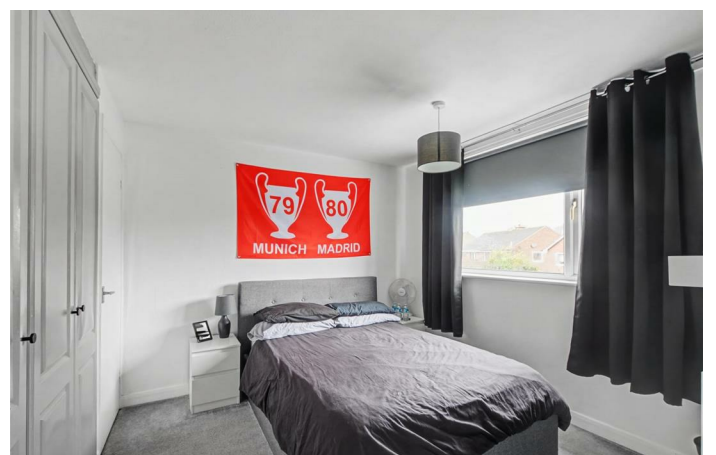
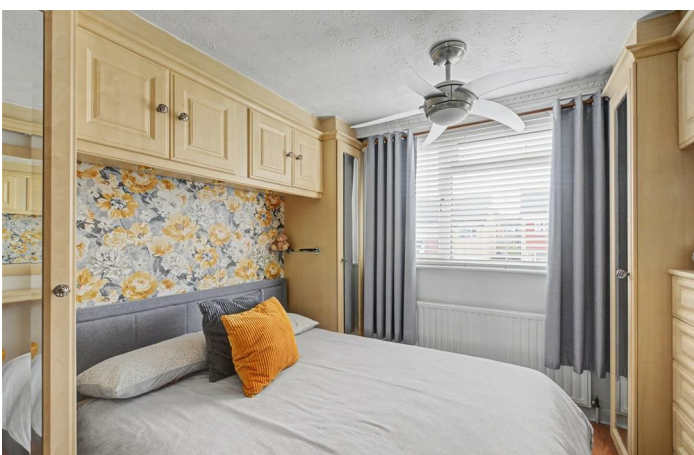
The ground floor comprises an entrance lobby and hallway, a spacious living room with a feature fireplace, and a separate dining room opening into a conservatory. The fitted kitchen provides ample storage and workspace, with access through to a useful garden room and separate utility area. A ground-floor shower room adds further practicality and flexibility.

On the first floor are five bedrooms and a modern family bathroom suite. Several bedrooms benefit from built-in storage, maximising usable space.

Externally, the property offers a double driveway to the front, providing ample off-road parking. To the rear is an enclosed, low-maintenance garden with secure boundaries — ideal for families and entertaining.

Located within easy reach of local schools, amenities and transport links, this property represents an excellent opportunity in the current market.

AN INTERNAL VIEWING IS HIGHLY RECOMMENDED.



### Entrance Lobby

4'3 x 4'11 approx (1.30m x 1.50m approx)

UPVC double glazed door to the front elevation, UPVC double glazed window to the side, wall mounted radiator, linoleum floor covering, recessed spotlight to the ceiling.

### Entrance Hallway

Wall mounted radiator, ceiling light point, coving to the ceiling, staircase leading to the first floor landing, airing cupboard housing BAXI gas central heating combination boiler, linoleum floor covering.

### Snug/Office

6'09 x 17'7 approx (2.06m x 5.36m approx)

UPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point, panelled door leading off to ground floor shower room.

### Shower Room

4'8 x 6'08 approx (1.42m x 2.03m approx)

Three piece suite comprising walk-in shower enclosure with electric shower over, vanity wash hand basin, low level flush WC, tiled splashbacks, ceiling light point, wall mounted radiator, extractor fan.

### Living Room

13' x 13'09 approx (3.96m x 4.19m approx)

UPVC double glazed picture window to the front elevation, wall mounted double radiator, coving to the ceiling, ceiling rose, ceiling light point, wall light point, feature fireplace incorporating Adams style surround, marble hearth and surround, electric fireplace, archway leading through to the dining room.

### Dining Room

10'10 x 9'02 approx (3.30m x 2.79m approx)

Ceiling light point, wall mounted radiator, coving to the ceiling, window and door to the rear elevation leading through to the conservatory, panelled door leading through to the kitchen.

### Kitchen

7'07 x 10'4 approx (2.31m x 3.15m approx)

With a range of matching wall and base units incorporating laminate worksurfaces over, stainless steel sink with mixer tap over, tiled splashbacks, space and point for a freestanding cooker, space and point for a freestanding fridge freezer, space and plumbing for a freestanding dishwasher, ceiling light point, recessed Pelmet lighting, UPVC double glazed door leading to the garden room.

### Garden Room

9'07 x 12'5 approx (2.92m x 3.78m approx)

This additional versatile reception room benefits from having UPVC double glazed French doors to the rear elevation with an additional UPVC double glazed window, linoleum floor covering, wall light point, with light and power, panelled door leading to the utility room.

### Utility Room

5'11 x 6'08 approx (1.80m x 2.03m approx)

Ceiling light point, base units with laminate worksurfaces over, space and point for a tumble dryer.

### Conservatory

10'8 x 10'5 approx (3.25m x 3.18m approx)

Sliding double glazed patio door leading out to the rear garden, exposed brick walls, wall mounted double radiator, wall light points.

### First Floor Landing

11'03 x 7'10 approx (3.43m x 2.39m approx)

Ceiling light point, coving to the ceiling, ceiling rose, wall light points, loft access hatch, doors leading off to:

### Bedroom One

9'07 x 12'08 approx (2.92m x 3.86m approx)

UPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point, coving to the ceiling, laminate floor covering, built-in wardrobes providing ample additional storage space.

### Bedroom Two

10'03 x 9'06 approx (3.12m x 2.90m approx)

UPVC double glazed window to the rear elevation, ceiling light point, built-in wardrobes providing ample additional storage space, wall mounted radiator, carpeted flooring, additional built-in storage cupboard.

### Bedroom Three

9'09 x 6'07 approx (2.97m x 2.01m approx)

UPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point, built-in storage cupboard over the stairs providing useful additional storage space.

### Bedroom Four

12'03 x 6'07 approx (3.73m x 2.01m approx)

UPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point, built-in wardrobe providing useful additional storage space.

### Bedroom Five

6'10 x 7'02 approx (2.08m x 2.18m approx)

UPVC double glazed window to the rear elevation, wall mounted radiator, ceiling light point, loft access hatch.

### Bathroom

6'01 x 6'02 approx (1.85m x 1.88m approx)

UPVC double glazed window to the rear elevation, three piece suite comprising double ended panelled bath with electric shower over, semi-recessed vanity wash hand basin with storage cupboards below, low level flush WC, chrome heated towel rail, tiled splashbacks, ceiling light point.

### Outside

#### Rear of Property

To the rear of the property there is an enclosed low maintenance rear garden with fencing to the boundaries, secure gated access to the rear elevation.

#### Front of Property

To the front of the property there is a double driveway providing ample off the road vehicle hardstanding with hedges to the borders.

#### 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 15mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

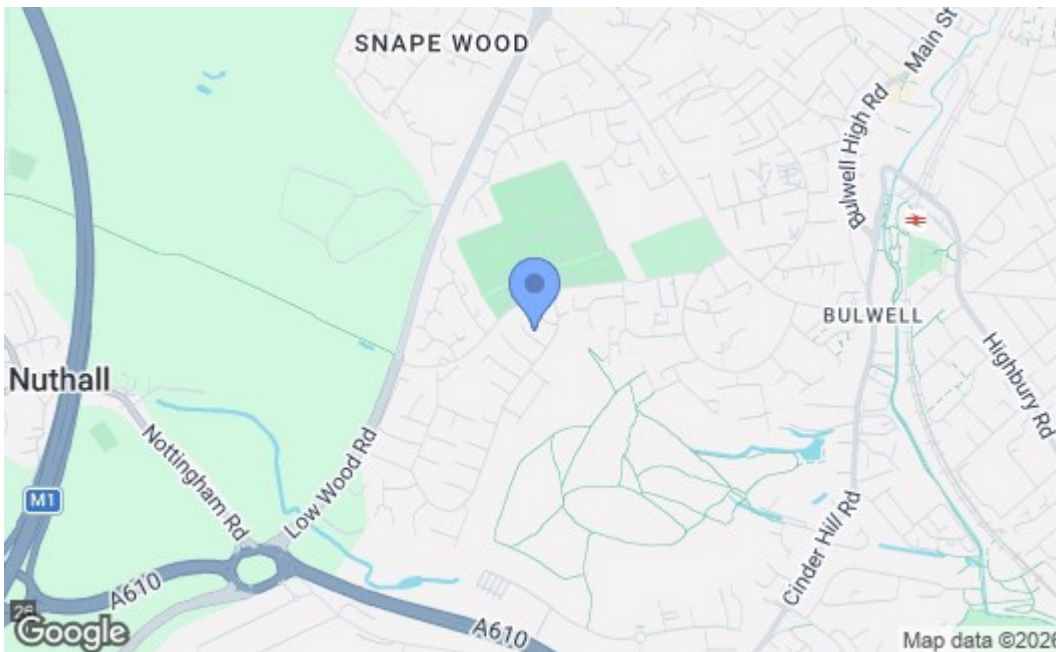
Flood Defences: No

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			
(81-91) B			
(69-80) C			
(55-68) D		68	
(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.