



Golf Close,
Bulwell, Nottingham
NG6 8YZ

£210,000 Freehold



** IDEAL FAMILY HOME **

Robert Ellis Estate Agents are delighted to present to the market this IMMACULATE THREE STOREY, THREE BEDROOM TOWN HOUSE situated in BULWELL, NOTTINGHAM.

Upon entry, you are welcomed into the hallway which leads to the downstairs WC and family room. This room offers French doors opening onto the enclosed rear garden with decking, artificial lawn and swimming pool.

Stairs lead to landing, lounge diner and modern kitchen with fitted units and integrated appliances.

Stairs lead to second landing, first double bedroom with wet room en-suite, second double bedroom, third bedroom and family bathroom with walk in double shower.

To the front is a block paved driveway which allows access to the garage- Contact the office now to arrange your viewing!



Hallway

17'5" x 5'11" approx (5.32 x 1.81 approx)

UPVC double glazed opaque composite front door. Carpeted flooring. Wall mounted double radiator. Under stairs storage cupboard (1.92 x 0.67 m approx)

Family Room

14'10" x 10'6" approx (4.53 x 3.22 approx)

UPVC double glazed French doors opening onto enclosed rear garden. UPVC double glazed window. Carpeted flooring. Wall mounted radiator.

Downstairs W/C

5'4" x 2'7" approx (1.63 x 0.80 approx)

UPVC double glazed window. Sink with dual heat tap and built-in storage underneath. W/C. Vinyl flooring. Wall mounted radiator.

First Floor Landing

9'10" x 5'10" approx (3.01 x 1.80 approx)

Carpeted flooring. Wall mounted radiator. Access into Lounge & Kitchen Diner

Lounge Diner

17'8" x 14'11" approx (5.39 x 4.56 approx)

UPVC double glazed windows. Carpeted flooring. Wall mounted radiator.

Kitchen

14'11" x 9'2" approx (4.55 x 2.81 approx)

UPVC double glazed windows. Range of fitted wall and base units. Integrated oven. 5 ring gas hob with extractor fan above. Composite sink with dual heat tap. Integrated fridge freezer. Integrated dishwasher. Space and plumbing for washing machine. Space and point for tumble dryer. Laminate flooring. Boiler unit. Wall mounted radiator.

Second Floor Landing

12'9" x 5'9" approx (3.89 x 1.77 approx)

Carpeted flooring. Wall mounted radiator. Access into Bedrooms 1, 2, 3 and Family Bathroom. Airing cupboard housing water tank (0.85 x 0.95 m approx)

Bedroom 1

8'9" x 10'5" approx (2.68 x 3.20 approx)

UPVC double glazed window. Carpeted flooring. Wall mounted Electric heater / air conditioning unit. Access into En Suite Wet Room. 2 x Built-in wardrobes (0.93 x 0.55 m approx) with shelving and railing.

En Suite Wet Room

5'0" x 8'9" approx (1.53 x 2.68 approx)

Walk-in shower enclosure with handheld shower unit. Wall mounted sink with dual heat tap with storage drawers. Wall mounted W/C. Tiled flooring. Fully tiled walls. Towel wall mounted radiator.

Bedroom 2

7'11" x 10'11" approx (2.43 x 3.33 approx)

UPVC double glazed window. Carpeted flooring. Wall mounted radiator.

Bedroom 3

6'9" x 7'9" approx (2.07 x 2.38 approx)

Wooden framed double glazed Velux window. Carpeted flooring. Wall mounted radiator.

Family Bathroom

6'11" x 5'8" approx (2.11 x 1.75 approx)

Wooden framed double glazed Velux window. Walk-in shower enclosure with handheld shower unit. Wall mounted sink with dual heat tap with storage drawers. Wall mounted W/C. Built-in shelving. Tiled flooring. Fully tiled walls. Towel wall mounted radiator.

Front of Property

Situated on a quiet cul-de-sac. Block paved driveway leading to Integral Garage. Gated access into Rear Garden. Built-in electric charging point.

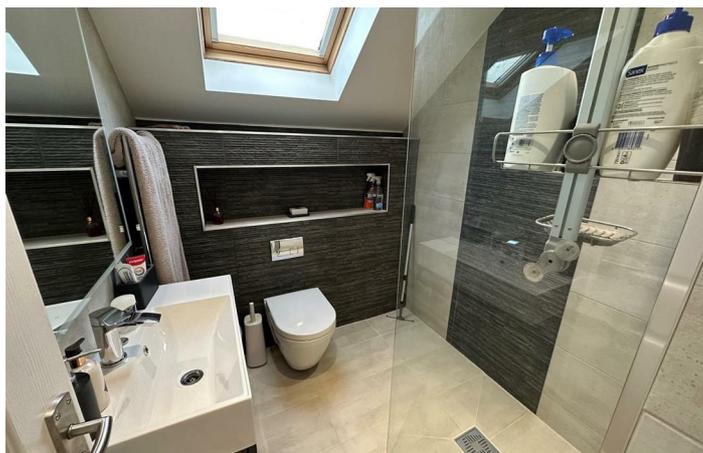
Rear of Property

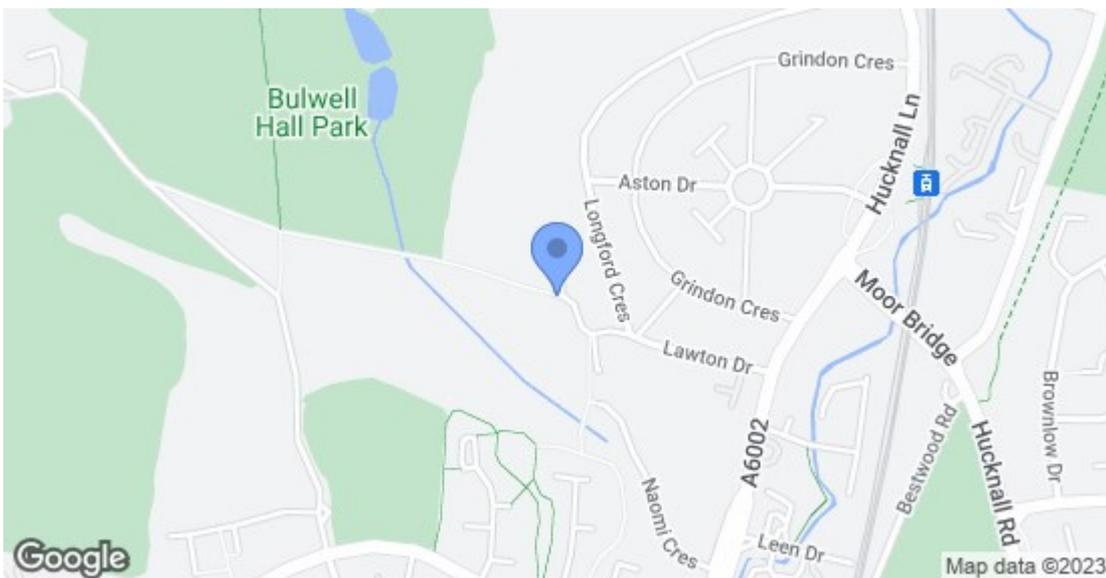
Enclosed rear garden with decked area with artificial lawn. Steps leading to Swimming Pool with built-in cover. Fencing and hedges to the rear elevation.

Council Tax

Local Authority: Nottingham

Council Tax band: C





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.