Robert Ellis

look no further...

Armstrong Road,
Bulwell, Nottingham
NG6 7AS

£235,000 Freehold

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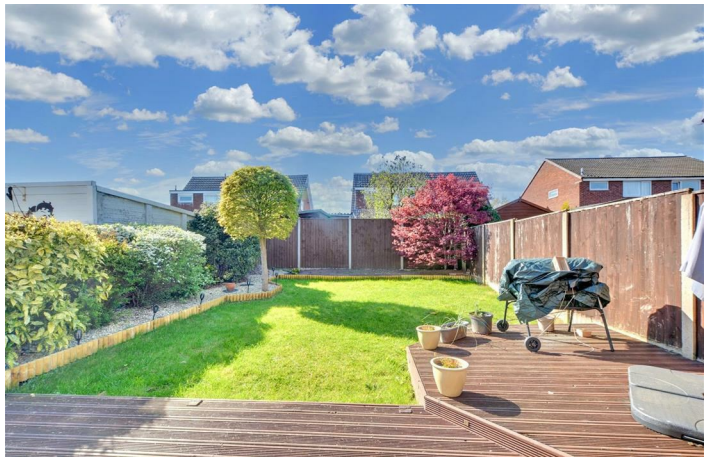
Situated in the popular and well-connected area of Hempshill Vale, this modern and inviting three-bedroom semi-detached property is perfect for first-time buyers or a growing family. With local schools, shops, and excellent transport links just a short distance away, the location offers both convenience and community.

As you step inside, you're welcomed by an entrance porch that leads into a spacious, light-filled lounge – a great space to relax or entertain. From the lounge, you'll find access to the contemporary kitchen and stairs rising to the first floor.

Upstairs, the home boasts three well-proportioned bedrooms and a stylish family bathroom, ideal for everyday living.

Outside, the property benefits from a private and enclosed rear garden, perfect for outdoor dining or a safe play space for children. To the front, there is a driveway providing off-street parking.

This home is bright, modern, and ready to move into – a must-view property that won't be on the market for long!



Porch
UPVC door to the front, wall mounted radiator, double glazed window to the side, built-in storage, wood effect laminate flooring and door to:

Lounge
14'9" x 14'3" max (4.5m x 4.36m max)
Wood effect laminate flooring, double glazed windows to the side and front, wall mounted radiator, TV point, coving to the ceiling, stairs to the first floor and double doors to:

Kitchen
14'7" x 9'10" max (4.47m x 3.01m max)
Tiled flooring, vertical wall mounted radiator, spotlights to the ceiling, undertsairs storage, double glazed French doors and double glazed window to the rear, range of wall, base and drawer units with work surfaces over, inset double sink and drainer with mixer tap, double oven, five ring gas hob with extractor hood over, integrated fridge and freezer, plumbing for a washing machine and dishwasher.

First Floor Landing
Carpeted stairs to the first floor, double glazed window to the side, access hatch to the loft and doors to:

Bedroom 1
8'6" x 13'6" max to wardrobes (2.6m x 4.12m max to wardrobes)
Double glazed window to the front, built-in wardrobes, wall mounted radiator and laminate flooring.

Bedroom 2
9'2" x 8'3" max (2.8m x 2.52m max)
Wall mounted radiator, double glazed window to the rear, carpeted flooring.

Bedroom 3
5'10" x 10'9" max (1.8m x 3.30m max)
Carpeted flooring, double glazed window to the front, built-in storage and a wall mounted radiator.

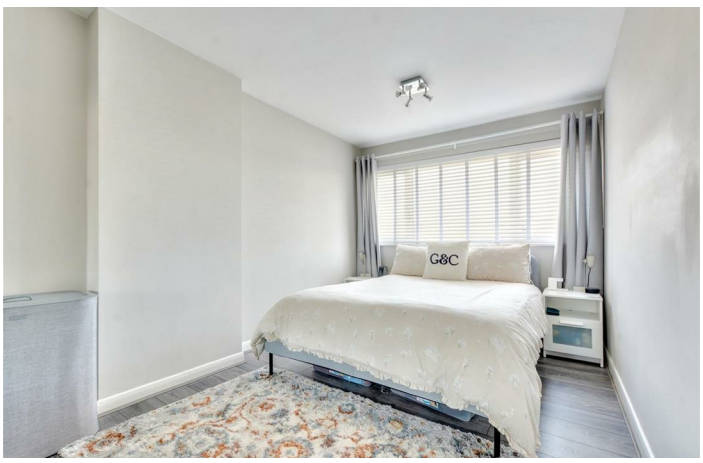
Bathroom
5'11" x 5'11" max (1.82m x 1.82m max)
Tiled flooring, tiled splashbacks, vanity wash hand basin with matt black mixer tap, low flush w.c., shower cubicle with matt black mixer tap, separate mains fed shower attachment, spotlights to the ceiling, double glazed window to the rear and a wall mounted heated towel rail.

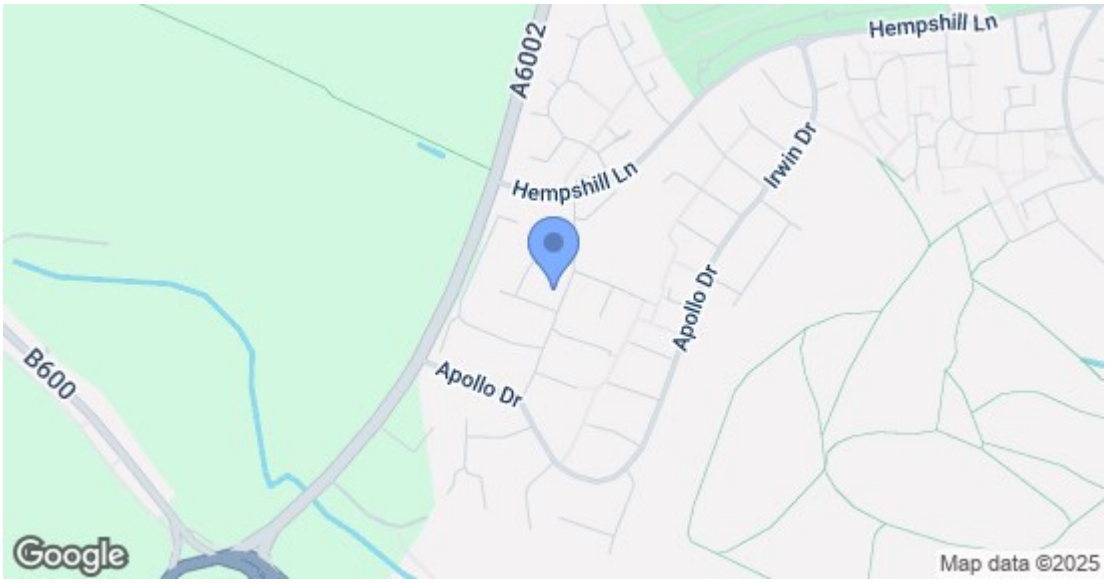
Outside
To the front there is a block paved driveway surrounded by wall and fence boundaries.

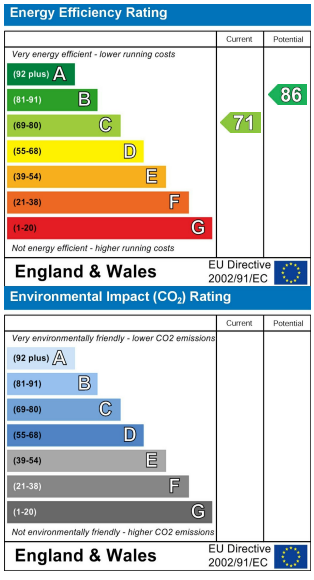
To the rear of the property there is a decked area, lawned area having a range of shrub borders, plants and trees, fencing to the boundaries, cold water tap and garden shed.

Council Tax
Nottingham Council Band B

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 4mbps Superfast 74mbps Ultrafast 1000mbps
Phone Signal – EE, 02, Vodafone, Three
Sewage – Mains supply
Flood Risk – No, surface water very low
Flood Defenses – 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.

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