Robert Ellis

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Meadow Rise
Nuthall, Nottingham NG6 8WH

A THREE-BEDROOM DETACHED MODERN BUNGALOW SITUATED IN NUTHALL, ON A CORNER PLOT.

Asking Price £320,000 Freehold

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A SPACIOUS AND WELL-PRESENTED THREE BEDROOM DETACHED BUNGALOW, SITUATED ON A CORNER PLOT WITH NO UPWARD CHAIN, OFFERING FLEXIBLE LIVING SPACE AND A GENEROUS PLOT.

Robert Ellis are delighted to bring to market this three bedroom detached bungalow located on a quiet road in Nuthall, Nottingham. Occupying a generous corner plot, the property offers fantastic space both inside and out and is being sold with the benefit of no upward chain.

The accommodation comprises an entrance hallway, three reception rooms including a bright lounge with conservatory, a spacious kitchen diner, Dining room and three well-proportioned bedrooms including an en-suite to the master, and a separate family bathroom.

Externally, the property enjoys a detached double garage, a large double-width driveway, additional secure driveway space for a caravan, and a spacious South-West facing rear garden, ideal for outdoor entertaining or relaxing in the sun.

Further benefits include gas central heating, double glazing, and close proximity to local amenities, schools, parks, and excellent transport links to both Bulwell Town Centre and Nottingham City Centre.

With flexible living accommodation, generous outdoor space, and a sought-after cul-de-sac location, this is a fantastic opportunity that must be viewed to be fully appreciated.

Viewing is highly recommended. Selling with no upward chain.

Front of Property
The property sits on a corner plot with gardens to the front side and rear elevations, to the front a garden laid to lawn and pathway leading to the front entrance door.

Entrance Lobby
3'5 x 2'11approx (1.04m x 0.89mapprox)
UPVC double glazed leaded door to the front elevation leading into the entrance lobby comprising ceiling light point, quarry tiling to the floor with internal glazed door leading through to spacious living room.

Living Room
18' x 15'7 approx (5.49m x 4.75m approx)
UPVC double glazed bay window to the front elevation, two wall mounted radiators, ceiling light point, feature fireplace incorporating living flame gas fire with hearth, archway leading through to the separate dining room.

Dining Room
8'1 x 10'10 approx (2.46m x 3.30m approx)
Sliding double glazed patio door leading through to the conservatory, wall mounted radiator, ceiling light point, archway leading through to the living room.

Conservatory
11'4 x 10'5 approx (3.45m x 3.18m approx)
UPVC double glazed windows to the rear and side elevations with UPVC double glazed French doors leading to the enclosed landscaped rear garden, wall mounted radiator providing year round use of this space, wall light points, brick built dwarf wall, laminate floor covering.

Fitted Kitchen
10'9 x 10'8 approx (3.28m x 3.25m approx)
With a range of matching wall and base units incorporating laminate work surfaces over, 1 1/2 bowl sink and drainer unit with mixer tap above, space and plumbing for automatic washing machine, space and point for freestanding cooker, stainless steel glass extractor hood above, tiled splashbacks, UPVC double glazed window to the rear elevation with UPVC double glazed door, ample space for breakfast table, wall mounted radiator, ceiling light point, built-under fridge and freezer, Alpha gas central heating combination boiler providing hot water and central heating to the property housed within matching cabinet.

Inner Entrance Hallway
10'11 x 2'9 approx (3.33m x 0.84m approx)
Loft access hatch, ceiling light point, book shelf, panelled doors leading off to;

Bedroom One
11'1 x 9'8 approx (3.38m x 2.95m approx)
UPVC double glazed window to the rear elevation, wall mounted radiator, ceiling light point, built-in wardrobes providing additional storage space, panelled door leading to en-suite shower room.

En-Suite Shower Room
6'8 x 4'7 approx (2.03m x 1.40m approx)
UPVC double glazed window to the rear elevation, modern three piece suite comprising quadrant shower enclosure with electric shower above, low level flush WC, vanity wash hand basin with storage cupboards below, tiling to the walls, wall mounted radiator, ceiling light point.

Bedroom Two
9'10 x 9'7 approx (3.00m x 2.92m approx)
UPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point, built-in wardrobes with sliding doors providing ample additional storage space.

Bedroom Three
9'10 x 7'10 approx (3.00m x 2.39m approx)
UPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point, shelving providing useful additional storage space.

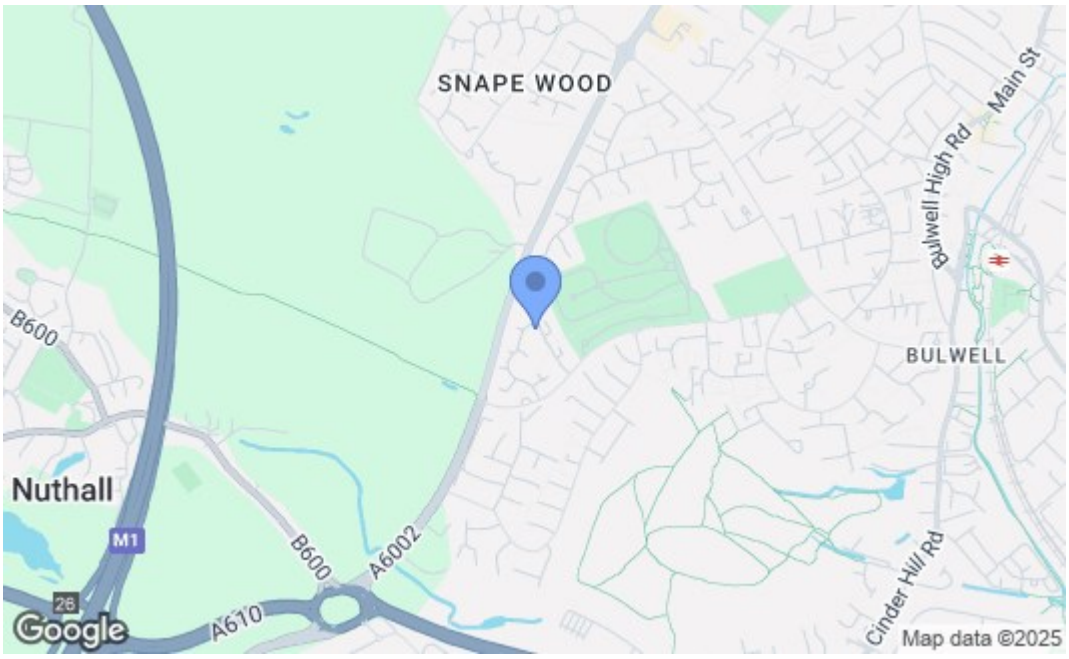
Family Bathroom
5'07 x 6'05 approx (1.70m x 1.96m approx)
Three piece suite comprising panelled bath with mains fed shower above, pedestal wash hand basin, low level flush WC, wall mounted radiator, ceiling light point, extractor unit, tiled splashbacks.

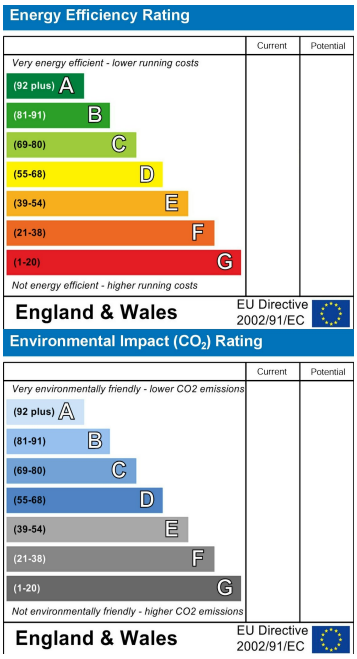
Rear Enclosed Garden
Mature shrubs and trees planted to the borders, external lighting, outdoor water faucet, paved patio area, hedges and fencing to the boundaries.

Rear of Property
To the rear of the property there is a double driveway leading to the freestanding brick built garage, additional secure gated driveway provides further off the road vehicle hardstanding ideal for a motorhome, caravan or additional cars, fencing and walls to the boundaries.

Garage
16'9 x 17'2 approx (5.11m x 5.23m approx)
Up and over door, light and power, space and plumbing for automatic washing machine, sink with additional cupboards below, further storage to garage roof void.

Agents Notes: Additional Information
Council Tax Band: C
Local Authority: Broxtowe
Electricity: Mains supply
Water: Mains supply
Heating: Mains gas
Septic Tank : No
Broadband: BT, Sky, Virgin
Broadband Speed: Standard 20mbps Ultrafast 1000mbps
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





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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