

**Stancliffe Avenue  
Bulwell, Nottingham NG6 9HP**

**Asking Price £215,000 Freehold**

A THREE BEDROOM FULLY RENOVATED SEMI DETACHED PROPERTY SITUATED IN BULWELL, NOTTINGHAM WITH THE BENEFIT OF NO UPWARD CHAIN!



Robert Ellis are pleased to bring to the market this well-presented and much-improved three-bedroom semi-detached home, ideally located in the ever-popular area of Bulwell, offering convenient access to a wide range of amenities, excellent public transport links including the tram network, and highly regarded schools. The area continues to be a favourite among both first-time buyers and families alike, thanks to its balance of affordability, community feel, and proximity to Nottingham city center.

This lovely home has been tastefully upgraded by the current owners, with a keen eye for detail and modern living in mind. Key improvements include a stylish newly fitted kitchen, a contemporary refitted bathroom, and the addition of a conservatory, providing a bright and versatile living space that can be used as a dining room, playroom, or second sitting area. Themed throughout with modern black and grey finishes the property has a sleek coherence throughout.

The accommodation in brief comprises entrance hallway, spacious and light-filled living room, and a high-spec modern kitchen fitted with a range of sleek units, integrated appliances, and ample worktop space – ideal for everyday living and entertaining. The conservatory sits to the rear, offering an additional space that overlooks the garden. Upstairs, there are three well-proportioned bedrooms and a refitted family bathroom featuring a white three-piece suite and contemporary tiling.

Outside, the property benefits from a landscaped garden to the front and a beautifully landscaped rear garden, designed with both ease of maintenance and enjoyment in mind – a perfect space for relaxing, entertaining, or spending time with family.

Bulwell itself is an excellent location for those seeking great value without compromising on convenience. With a thriving town center offering a mix of independent shops, supermarkets, cafés, and a popular market, everything you need is right on your doorstep. The area is also served by frequent tram and bus services, providing direct links into Nottingham city center, making it an ideal spot for commuters.

This property is offered to the market with the benefit of no upward chain, making for a straightforward purchase. An early viewing is highly recommended to appreciate the standard of accommodation and the fantastic lifestyle opportunity on offer.



## Front of Property

To the front of the property there is a spacious partially shared block paved driveway providing ample off the road vehicle hardstanding with additional Indian sandstone garden, secure side gated access to the rear of the property.

## Entrance Lobby

4'9 x 3'10 approx (1.45m x 1.17m approx)

UPVC double glazed leaded door to the front elevation leading into the entrance lobby comprising carpeted staircase leading to the first floor landing, ceiling light point, internal glazed door leading through to the living room.

## Living Room

12'1 x 13'11 approx (3.68m x 4.24m approx)

UPVC double glazed bay window to the front elevation, wall mounted radiator, ceiling light point, new carpeted flooring, archway leading through to the dining kitchen.

## Dining Kitchen

15'10 x 9'6 approx (4.83m x 2.90m approx)

This refitted modern kitchen offers a real wow to any property with large format feature flooring, a range of matching contemporary wall and base units incorporating laminate work surfaces over, inset 1 1/2 bowl sink with swan neck mixer tap above, integrated oven with gas hob over and stainless steel extractor hood above, ceiling light point, space and plumbing for automatic washing machine, integrated new fridge freezer, gas central heating combination boiler housed within matching cabinet, UPVC double glazed window to the side elevation, UPVC double glazed door providing access to the landscaped rear garden, sliding double glazed patio door leading through to the conservatory.

## Conservatory

9'8 x 8'5 approx (2.95m x 2.57m approx)

Ceiling light point, wall light point, brick built dwarf walls, double glazed French doors leading to the enclosed landscaped rear garden, double glazed windows to front side and rear elevations.

## Rear of Property

To the rear of the property there is a block paved patio area providing ample space for a seating area perfect for hosting, secure gated access to the front of the property, steps with balustrades leading to the low maintenance gravelled garden, access to large brick built stores/workshop, fencing to the boundaries.

## Workshop

11'11 x 7'6 approx (3.63m x 2.29m approx)

UPVC double glazed window to the front elevation, insulated, providing additional storage/workshop space, two additional stores.

## First Floor Landing

UPVC double glazed window to the side elevation, loft access hatch, coving to the ceiling, panelled doors leading off to;

## Bedroom One

9'10 x 12'2 approx (3.00m x 3.71m approx)

UPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point.

## Bedroom Two

9'07 x 9'06 approx (2.92m x 2.90m approx)

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

## Bedroom Three

9'01 x 5'10 approx (2.77m x 1.78m approx)

UPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point.

## Family Bathroom

6'1 x 5'11 approx (1.85m x 1.80m approx)

Modern white three piece suite comprising P-shaped panelled bath with mains fed rainwater shower attachment over, vanity wash hand basin with storage cupboards below, low level flush WC, tiling to the floor, tiled splashbacks, extractor fan, ceiling light point, coving to the ceiling, UPVC double glazed window to the side elevation, chrome heated towel rail.

## Agents Notes: Additional Information

Council Tax Band: B

Local Authority: Nottingham

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

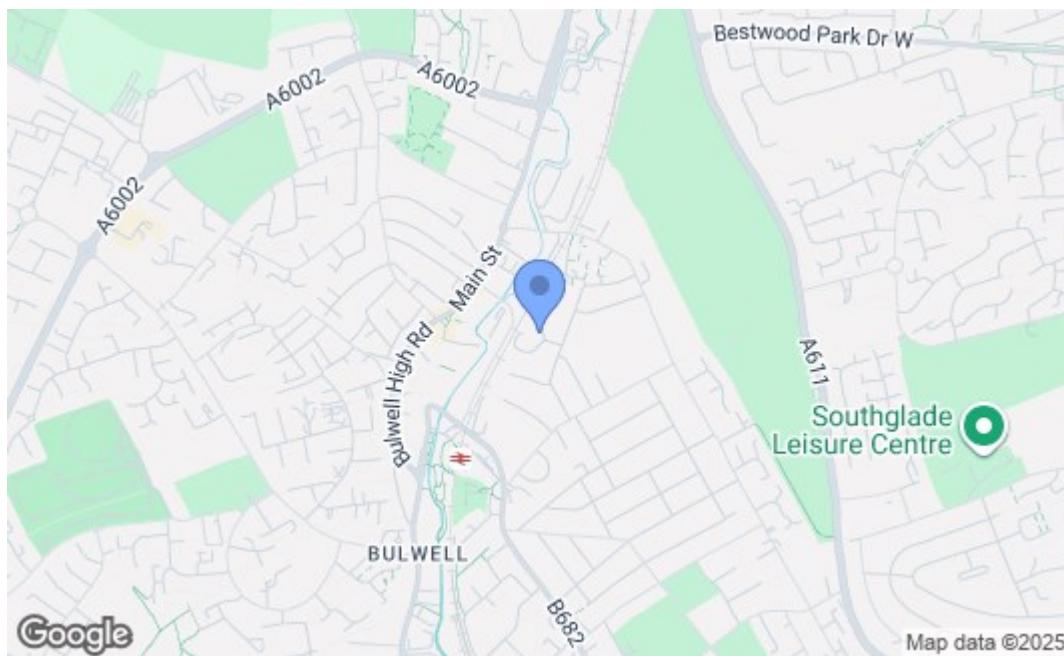
Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	67	
(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 <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		
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.