



**Bowden Avenue**  
**Bestwood Village, Nottingham NG6**  
0115 648 5485

**Asking Price £400,000 Freehold**

A FOUR BEDROOM, DETACHED FAMILY HOME SITUATED ON A CUL-DE-SAC IN BESTWOOD VILLAGE, NOTTINGHAM.



#### SPACIOUS FAMILY HOME IN A SOUGHT-AFTER CUL-DE-SAC

Robert Ellis Estate Agents are delighted to present this fantastic four-bedroom detached family home, ideally situated in a quiet cul-de-sac in Bestwood Village, Nottingham.

Located just a short distance from Hucknall town center, the property benefits from a range of local amenities, shops, and restaurants. Excellent transport links provide easy access to Hucknall, Nottingham city center, and surrounding areas, with a bus stop at the top of the avenue and a scenic walk-through Bestwood Country Park leading to Butler's Hill Tram Stop. Families will appreciate the nearby schools within walking distance.

Upon entry, the welcoming hallway leads to a spacious lounge, a separate dining room, a kitchen with fitted units, a family room, a utility room, and a conservatory featuring a charming log burner fireplace.

The first floor offers four well-proportioned double bedrooms, all with fitted wardrobes. The main bedroom benefits from an en-suite, while the family bathroom boasts a four-piece suite.

Externally, the property features a private rear garden, beautifully maintained with patio areas, lawn, and mature shrubbery. The front driveway provides ample parking and leads to a double garage.

Viewing is highly recommended to fully appreciate the size, location, and potential of this wonderful family home.

Contact our office to arrange your viewing!



## Front of Property

The property sits in a quiet cul-de-sac featuring a double driveway to the front of the property leading to the double freestanding brick built double garage.

## Entrance Hallway

16'11 x 7'11 approx (5.16m x 2.41m approx)

Double glazed door to the front elevation with fixed double glazed panel to the side, feature LVT flooring, staircase leading to the first floor landing, wood panelling to the walls, ceiling light point, wall mounted radiator, internal doors leading off to;

## Ground Floor Cloakroom

5'8 x 5'2 approx (1.73m x 1.57m approx)

UPVC double glazed window to the side elevation, low level flush WC, pedestal wash hand basin with tiled splashbacks, luxury vinyl tile flooring, wall mounted radiator, ceiling light point, shelving, panelled door providing access to further under stairs storage cupboard providing useful additional storage space.

## Study/Third Reception

8'2 x 9'2 approx (2.49m x 2.79m approx)

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

## Living Room

12'1 x 19' approx (3.68m x 5.79m approx)

UPVC double glazed double glazed sectional bay window to the front elevation, additional UPVC double glazed window to the side elevation, wall mounted double radiator, ceiling light point, luxury vinyl tile parquet style flooring, internal French doors leading through to separate dining room.

## Dining Room

11'11 x 9' approx (3.63m x 2.74m approx)

Wall mounted double radiator, UPVC double glazed French doors leading through to the conservatory, internal door leading through to fitted kitchen, ceiling light point, internal French doors leading through to living room.

## Conservatory

12'8 x 9'7 approx (3.86m x 2.92m approx)

UPVC double glazed French doors leading to the rear enclosed landscaped garden, UPVC double glazed windows to the side and rear elevations with a double glazed roof, wall light points, TV point, laminate floor covering, feature cast iron multi-fuel burner with tiled hearth and brick surround.

## Fitted Kitchen

10'10 x 11' approx (3.30m x 3.35m approx)

With a range of matching wall and base units incorporating laminate work surfaces over, 1 1/2 bowl stainless steel sink with mixer tap above, five ring stainless steel gas hob with stainless steel extractor hood over, integrated dishwasher, integrated double oven, breakfast bar, wall mounted radiator, ceiling light point, tiling to the floor, UPVC double glazed window to the rear elevation with tiled windowsill, integrated fridge freezer, doorway leading through to utility room.

## Utility Room

5' x 8'3 approx (1.52m x 2.51m approx)

With a range of matching wall and base units incorporating laminate worksurfaces over, stainless steel sink with mixer tap above, space and plumbing for automatic washing machine, space and point for freestanding tumble dryer, BAXI gas central heating combination boiler providing hot water and central heating to the property, tiling to the floor, double glazed door proving access to enclosed landscaped garden to rear.

## First Floor Landing

UPVC double glazed window to the side elevation, ceiling light point, loft access

hatch, wall mounted radiator, airing cupboard housing Mega flow hot water cylinder with additional storage space above, panelled doors leading off to;

## Family Bathroom

7'4 x 9'01 approx (2.24m x 2.77m approx)

UPVC double glazed window to the rear elevation, four piece suite comprising panelled bath with mixer shower attachment over, low level flush WC, pedestal wash hand basin, walk-in shower enclosure with mains fed shower above, tiled splashbacks, linoleum floor covering, ceiling light point, extractor fan.

## Bedroom One

12'8 x 15' approx (3.86m x 4.57m approx)

UPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point, built-in wardrobes with mirrored door providing ample additional storage space, panelled door leading to en-suite shower room.

## En-Suite Shower Room

9'9 x 4'03 approx (2.97m x 1.30m approx)

Modern white three piece suite comprising low level flush WC, pedestal wash hand basin, shower enclosure with mains fed shower above, UPVC double glazed window to the side elevation, wall mounted radiator, tiled splashbacks, linoleum floor covering, ceiling light point, extractor fan, shaver point.

## Bedroom Two

12'7 x 10'8 approx (3.84m x 3.25m approx)

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

## Bedroom Three

9'7 x 13' approx (2.92m x 3.96m approx)

Two UPVC double glazed windows to the front elevation, wall mounted radiator, ceiling light point, built-in wardrobes providing additional storage space.

## Bedroom Four

11' x 7' approx (3.35m x 2.13m approx)

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

## Garage

Up and over door, light and power.

## Rear of Property

To the rear of the property there is an enclosed landscaped rear garden with laid to lawn incorporating two shaped paved patio areas, external power, mature shrubs and trees planted to the borders, fencing to the boundaries.

## Agents Notes: Additional Information

Council Tax Band: E

Local Authority: Ashfield

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

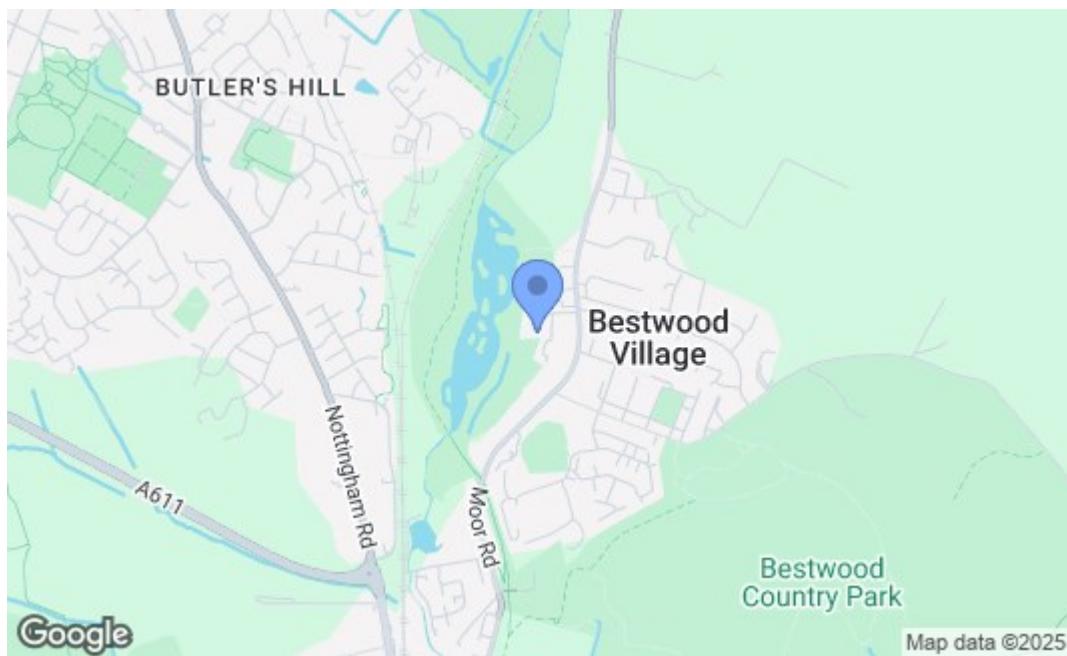
Any Legal Restrictions: No

Other Material Issues: No





Robert Ellis  
ESTATE AGENTS



#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(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<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.