Albert Road Bunny, Nottingham, NG11 6QE







Offering a secluded cul de sac location in this highly desirable Nottinghamshire village, this spacious family home boasts an open plan kitchen/diner, separate lounge and a generous rear garden.

Offers over £300,000



Located in the Rushcliffe village of Bunny, surrounded by Nottinghamshire countryside and with the A60 offering convenient access to Nottingham this traditional semi detached property provides a fantastic family home, with the potential to extend (subject to permissions), as other similar properties nearby have done.

Set back from the A60 and enjoying a cul de sac location, the property has a driveway to the front providing off road parking, with the adjacent front garden being laid to lawn with hedged borders.

The front door has an overhead storm porch and opens to the hallway, with stairs leading off to the first floor and doors to the downstairs accommodation.

The lounge is an inviting reception space, being well proportioned and having the benefit of a double glazed bay window to the front aspect, allowing natural light to flood in.

Spanning the rear of the property, the family friendly kitchen diner is open plan, hosting both wall and base units as well as work surface. There is undercounter appliance space, as well as a stainless steel sink and drainer unit beneath the double glazed window looking out over the rear garden.

The kitchen layout leaves ample space for a family sized dining table, with there also being an understairs cupboard, housing the central heating boiler.

Heading up to the first floor, there are three bedrooms – all of which are currently used as doubles.

Bedrooms one and two are both similarly proportioned, situated to the front and rear aspect respectively, with bedroom two enjoying views over the garden and beyond.

The third bedroom enjoys the same view and would be well suited for use as a dedicated home office or study if required – providing a home working space.

The bedrooms are serviced by the smartly appointed and tile d shower room, with an enclosed corner shower cubicle, vanity hand wash and wc unit and heated towel rail.

Externally, the property enjoys a fantastic south facing rear garden having both a patio and lawn, with the detached garage having up and over door to the front. There is gated side access, with the side of the property offering potential for additional parking if required.

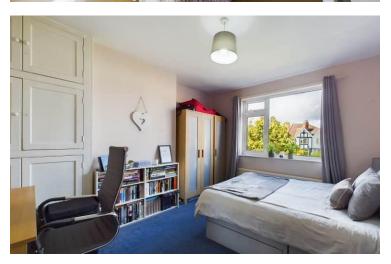
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative). Property construction: Standard Parking: Driveway Electricity supply: Mains Water supply: Mains Sewerage: Mains Heating: Mains gas (Purchasers are advised to satisfy themselves as to their suitability). Broadb and type: See Ofcom link for speed: <u>https://checker.ofcom.org.uk/</u> Mobile signal/coverage: See Ofcom link <u>https://checker.ofcom.org.uk/</u> Local Authority/Tax Band: Rushcliffe Borough Council / Tax Band C Useful Websites: <u>www.gov.uk/government/organisations/environment-agency</u> Our Ref: JGA01032024

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

















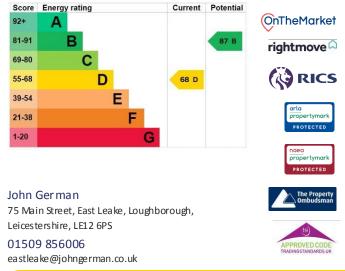


Agents' Notes These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or orall, in relation to this property. Whist we endeavour to make our slaes details accurate and reliable, if there is any point which is of particular importance to you, please ontact the office and we will be pleased to thek the information for you, particularly if contemplating traveling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR More relief. Money Limited

Money Limited. Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. Inmaking that decision, you should know that wereceive on average £150 per referral. Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.



Ashbourne | Ashby de la Zouch | Barton under Needwood Burton upon Trent | Derby | East Leake | Lichfield Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent