



Bush Close
Nottingham

burchell
edwards

Bush Close Nottingham NG5 9BP

for sale offers over
£240,000



Property Description

The property welcomes you with a porch and inviting entrance hallway, leading through to a bright lounge and a newly fitted kitchen diner, which flows seamlessly into the conservatory, creating an open-plan heart of the home ideal for modern living.

Upstairs, you'll find three well-proportioned bedrooms and a contemporary family bathroom.

Outside, the front of the property benefits from a driveway providing parking for multiple vehicles and an integral garage. To the rear, a beautifully landscaped garden features a patio seating area, steps down to a well-kept lawn, and mature shrubs adding charm and privacy. There's also a shed with power and lighting, plus a decked pergola area offering an additional relaxing outdoor retreat.

This home perfectly combines comfort, practicality, and style - ready for its new owners to move straight in and enjoy.

Ground Floor

Porch

Entered into via recently fitted composite front door and gives access to:-

Entrance Hallway

Having stairs to the first floor, central heating radiator and upvc door from porch

Lounge

Having feature fireplace with inset electric fireplace, upvc double glazed window to the front elevation, understairs storage area and double doors through to the kitchen

Kitchen Diner

Having been recently re-fitted and having a range of wall and base units with complimentary worksurface over, insert sink and drainer, integrated electric oven with induction hob and extractor hood over, integrated microwave, integrated fridge freezer, integrated washing machine and dishwasher and built in bin cupboard, spotlights, radiator and giving access through to the conservatory

Conservatory

Being of upvc construction and having radiator and side door leading out to the rear garden

First Floor

Landing Area

Having upvc window to the side elevation and built in airing cupboard

Bedroom One

Having built in wardrobe with sliding doors, central heating radiator and upvc window to the front elevation

Bedroom Two

Having upvc window to the rear and central heating radiator

Bedroom Three

With upvc window to the front elevation and central heating radiator

Shower Room

Fitted with a three piece suite comprising of shower with mains fed shower and dual shower heads, pedestal wash hand basin and low level WC, porcelain tiled floor, heated towel rail, spotlights and obscured window to the rear elevation

Outside

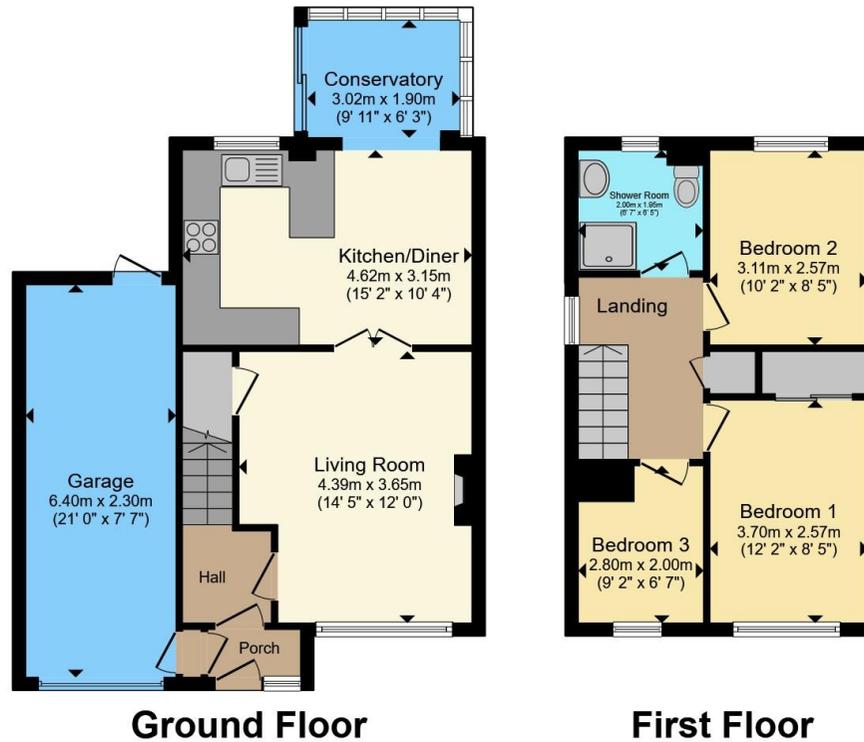
To the front of the property there is a driveway providing off road parking for multiple vehicles and also giving access to the garage

The rear garden has a secluded patio area with space for hot tub and having gazebo over, outside tap and power points, with steps leading down to the garden area which is mainly laid to lawn, mature planting, further decked seating area with lighting, garden shed with power and lighting and fenced boundaries









Total floor area 93.2 m² (1,003 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Burchell Edwards on

T 0115 968 0528
E hucknall@burchelledwards.co.uk

64 High Street Hucknall
 NOTTINGHAM NG15 7AX

EPC Rating: C Council Tax
 Band: B

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/HUK104819



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.burchelledwards.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: HUK104819 - 0001