





£210,000

DALE FARM AVENUE
NOTTINGHAM

- DETACHED FAMILY HOME
- SPACIOUS LIVING ROOM
- THREE BEDROOMS
- BATHROOM & SEPARATE WC
- INTEGRAL GARAGE
- EPC TBC







Three-Bedroom Detached Home With No Upward Chain

THIS THREE-BEDROOM DETACHED FAMILY HOME OFFERS SPACIOUS AND VERSATILE ACCOMMODATION THROUGHOUT, PRESENTING A FANTASTIC OPPORTUNITY FOR BUYERS LOOKING TO PUT THEIR OWN STAMP ON A PROPERTY. IDEALLY SITUATED IN A POPULAR RESIDENTIAL LOCATION, THE PROPERTY IS WITHIN EASY REACH OF LOCAL AMENITIES, SCHOOLS AND EXCELLENT TRANSPORT LINKS INTO NOTTINGHAM CITY CENTRE.

UPON ENTERING, YOU ARE WELCOMED INTO AN ENTRANCE HALLWAY PROVIDING ACCESS TO THE GROUND-FLOOR ACCOMMODATION. THE SPACIOUS LIVING ROOM BENEFITS FROM A LARGE WINDOW ALLOWING PLENTY OF NATURAL LIGHT, A FEATURE FIREPLACE CREATING A LOVELY FOCAL POINT. OFFERING GENEROUS PROPORTIONS, THIS ROOM PROVIDES AMPLE SPACE FOR BOTH RELAXING AND DINING.

THE FITTED KITCHEN FEATURES A RANGE OF WOODEN WALL AND BASE UNITS AND AMPLE WORKTOP SPACE, WITH KITCHEN APPLIANCES INCLUDED IN THE SALE. WHILST OFFERING A PRACTICAL LAYOUT, THE KITCHEN PRESENTS EXCELLENT POTENTIAL FOR MODERNISATION, ALLOWING BUYERS TO CREATE A SPACE TO SUIT THEIR OWN TASTES.

TO THE FIRST FLOOR ARE THREE BEDROOMS, COMPRISING TWO DOUBLES AND A SINGLE, WITH THE THIRD BEDROOM OFFERING FLEXIBILITY AS A NURSERY OR HOME OFFICE. THE PRINCIPAL BEDROOM BENEFITS FROM FITTED WARDROBES AND ACCESS TO A PRIVATE BALCONY. COMPLETING THE ACCOMMODATION IS A FAMILY BATHROOM WITH A SEPARATE WC.

EXTERNALLY, THE PROPERTY BENEFITS FROM A GENEROUS DRIVEWAY PROVIDING AMPLE OFF-STREET PARKING, TOGETHER WITH AN INTEGRAL GARAGE OFFERING ADDITIONAL PARKING OR USEFUL STORAGE.

TO THE REAR IS AN ENCLOSED GARDEN OFFERING PLENTY OF POTENTIAL FOR LANDSCAPING AND IMPROVEMENT, THE GARDEN PROVIDES AN IDEAL SPACE FOR OUTDOOR ENTERTAINING AND ENJOYING THE WARMER MONTHS.

- FREEHOLD
- COUNCIL TAX; BAND C
- LOCAL AUTHORITY; NOTTINGHAM CITY COUNCIL
- MEASUREMENTS; TBC



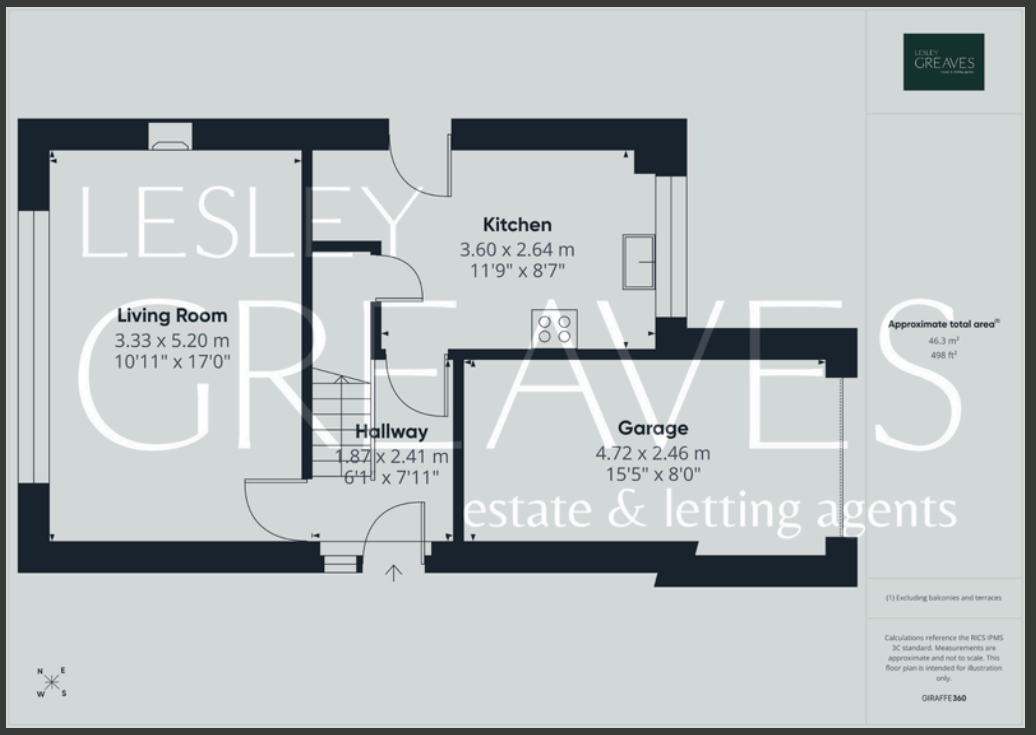


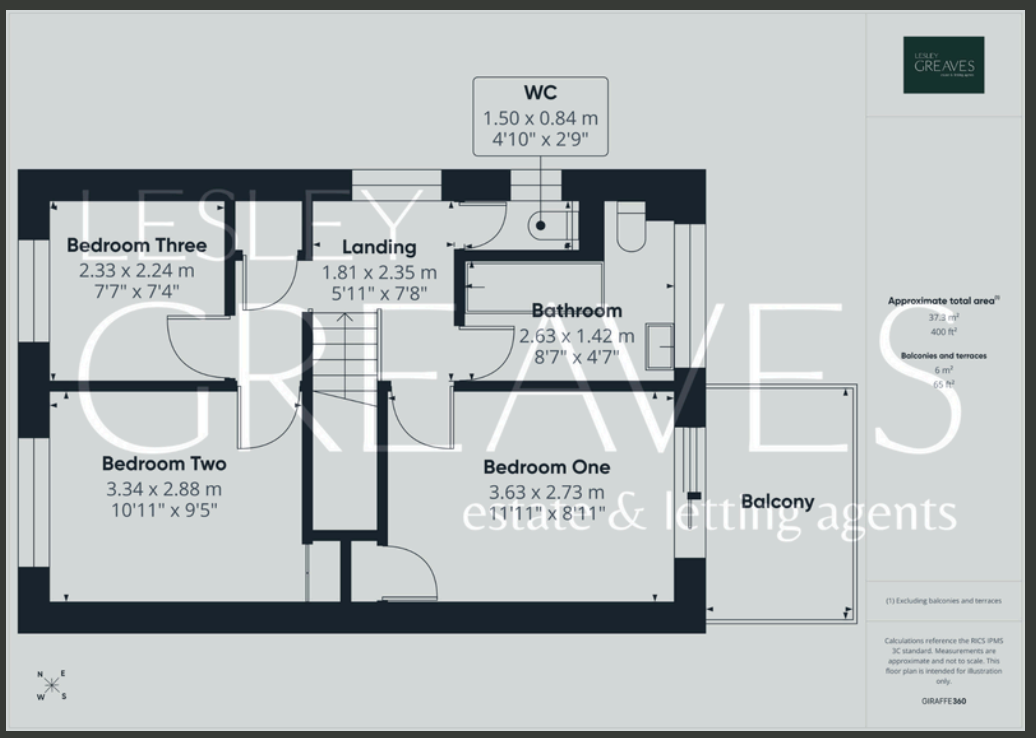












Agent's Note: These particulars have been prepared in good faith and are provided for guidance purposes only. While every effort has been made to ensure their accuracy, they should not be relied upon as exact. All measurements are approximate, and floor plans are for illustrative purposes only. Prospective buyers or tenants are advised to verify all details independently, conduct their own due diligence, and note that services, systems, and appliances have not been tested.

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