



Guide Price £240,000 Freehold

24 ROCKFORD ROAD | | NOTTINGHAM | NG5 1JX

BuckleyBrown
ESTATE AGENTS

A GREAT OPPORTUNITY!...

Nestled in the well-established area of Nottingham, this well-presented two-bedroom semi-detached home offers comfortable living, a practical layout, and private outdoor space. Ideally located, the property is just a short distance from a wide range of local amenities including shops, supermarkets, schools, parks, and excellent public transport links.

As you step inside, you're greeted by a bright and spacious open-plan kitchen and dining area, offering ample space for cooking, dining, and entertaining. The kitchen is fitted with a range of base and wall units, generous worktop space, and room for appliances—perfectly designed for both everyday use and hosting. Flowing from the dining area is a cosy and inviting living room, enhanced by a large bay window that fills the space with natural light.

Upstairs, the property features two generously bedrooms. The main bedroom is spacious and bright, ideal as a master, while the second bedroom offers flexibility as a guest room, nursery, or home office. A family bathroom is located on this floor and a separate WC, adding extra convenience for everyday living.

Outside, the property continues to impress. To the front, a low-maintenance lawn creates an excellent kerb appeal, while a private gated driveway provides off-road parking and leads to a detached garage—offering excellent storage or workshop potential. The rear garden is mostly laid to lawn and is bordered by decorative shrubs, creating a peaceful and private space. A pergola adds a touch of character and provides a shaded seating area, ideal for enjoying summer days or outdoor dining.

Call today to arrange a viewing!!!





Hall

Window to the side and further access to;

Living Room 9'10" x 16'8"

Spacious reception room with a bay window to the front elevation.

Dining Room 9'10" x 10'4"

Versatile space with ample room for your desired furnishings.

Kitchen 5'11" x 16'8"

Complete with a range of matching cabinets, inset sink with drainer, integrated appliances and a breakfast bar feature. With a window and external door to the rear elevation.

Landing

Window to the front, fitted cupboard and further access to;

Bedroom One 15'9" x 16'8"

Laminate flooring, central heating radiator and windows to the rear elevation.

Bedroom Two 10'2" x 10'6"

Laminate flooring, central heating radiator and a bay window to the front elevation.

WC 5'4" x 9'11"

Fitted with a low flush WC and a window to the side elevation.

Bathroom 4'10" x 5'11"

Hand wash basin, bath and a window to the side elevation.

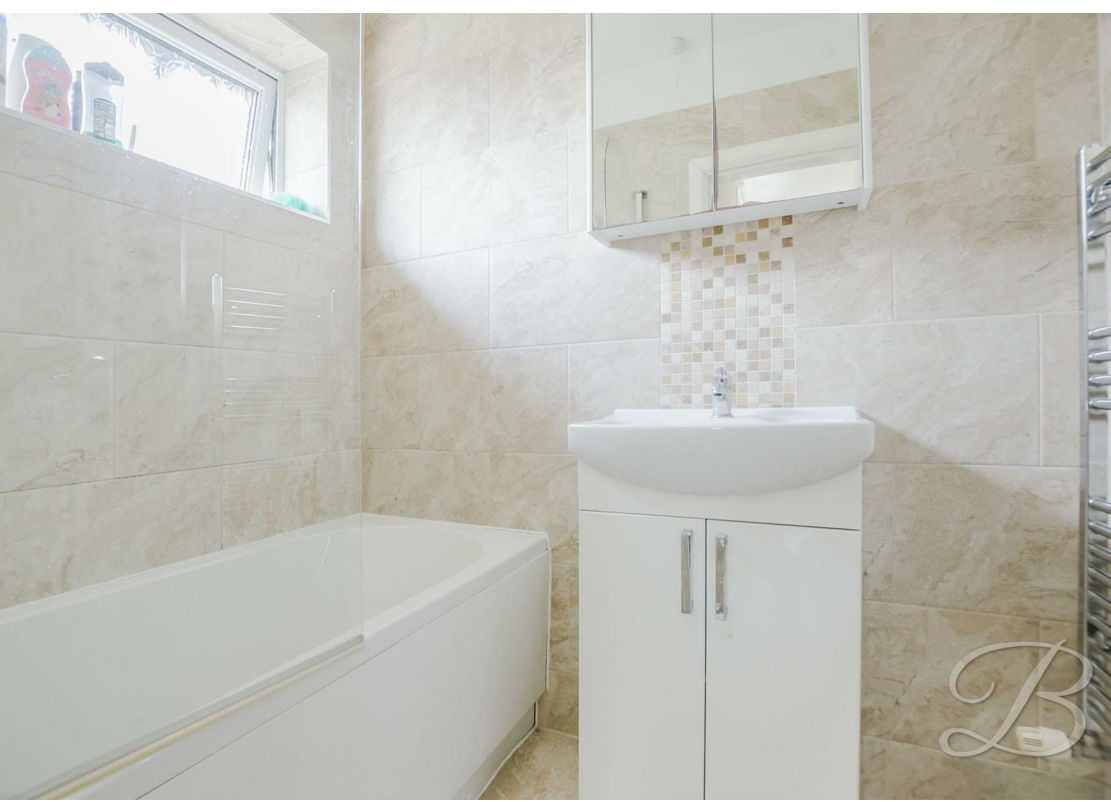
Garage 10'4" x 18'2"

Accessible from the front elevation with a window to the side elevation.

Outside



Low maintenance lawn to the front along with a private driveway and gates giving access to the garage and rear garden. The garden is mainly laid to lawn with decorative shrubs and a pergola.



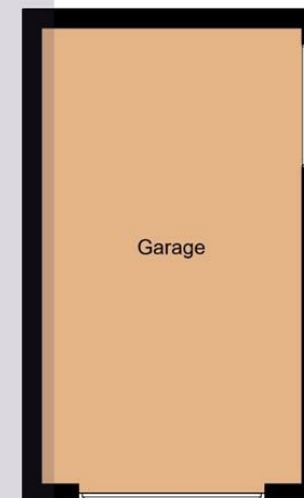
Ground Floor
45 Sq.m/ 488.61 Sq.ft
Approx



First Floor
47 Sq.m/ 501.51 Sq.ft
Approx



22 Sq.m/ 232.37 Sq.ft
Approx



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		58
(55-68) D		
(39-54) E		
(21-38) F		G
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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