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DavidJames
the estate agent

Dylan Thomas Road, Bestwood Park, Nottingham, NG5 5UA

Guide Price £200,000

About This Property

We are delighted to present this superb much improved semi-detached house situated in a corner plot. This property creates an ideal choice for first-time buyers, investors or those looking to downsize. Located just a short walk from the picturesque Bestwood Country Park, this home offers tranquility while being conveniently close to frequent bus services to Nottingham City Centre and the nearby Arnold.

As you enter, you are greeted by an initial entrance hall equipped with a burglar alarm system for added security. The good-sized lounge then provides a great space to relax and unwind.

The heart of this home is the superb modern kitchen, installed by the current owner in 2022. It features a range of fitted units and integrated appliances, including an oven, induction hob with extractor, dishwasher and fridge/freezer.

Upstairs, you will find two bedrooms. The main bedroom is equipped with fitted wardrobes, offering ample storage space. The second bedroom is perfect for guests or a home office. The fantastic bathroom is a highlight, featuring a three-piece suite that includes a roll-top bath, a twin head over-bath shower and a towel radiator for ultimate comfort.

Outside, the rear garden features an initial patio seating area that leads down to a good-sized lawn. The gated block paved driveway provides generous off-street parking and leads to a double lock-up gate to the side.

This property offers a perfect blend of comfort, convenience and modern living. Don't miss out on the opportunity to make this your new home!

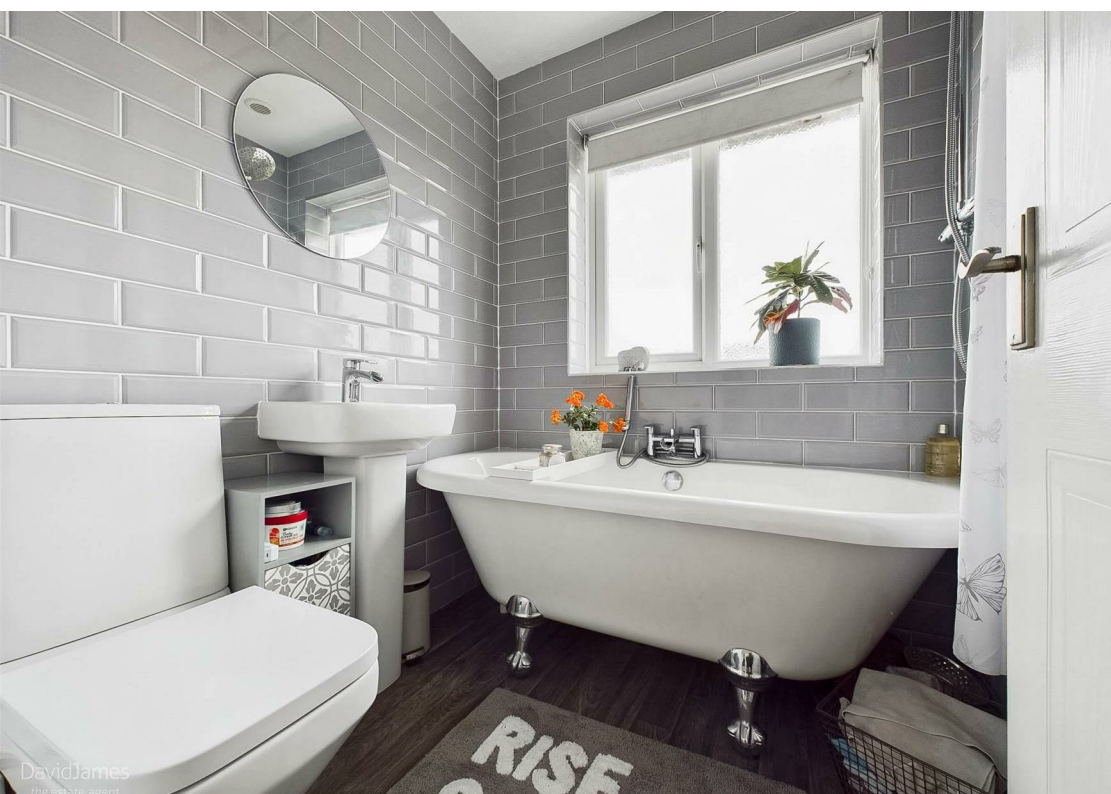


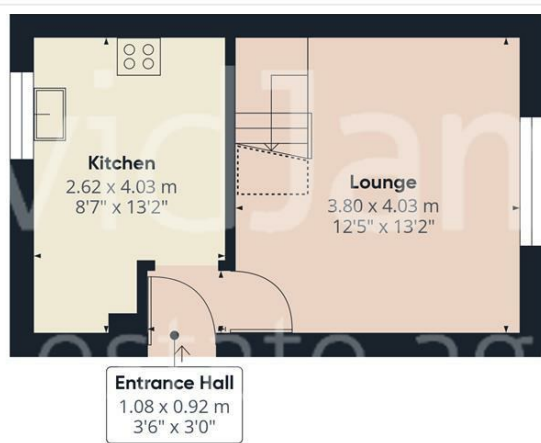
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- Semi-detached house situated in ever popular Arnold
- An ideal first-time buy, investment or downsize purchase
- A short walk from the stunning Bestwood Country Park
- Frequent bus services nearby to Arnold and Nottingham City Centre
- Bright and spacious lounge
- Modern fitted kitchen with a range of integrated appliances
- Two first floor bedrooms (main bedroom with fitted wardrobes)
- Stylish bathroom with a three-piece suite and twin-head shower
- Enclosed lawned rear garden with an elevated patio seating area
- Generous block paved driveway provides off-street parking



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Floor 0



Floor 1



Approximate total area⁽¹⁾

49.6 m²
533.87 ft²

Reduced headroom

1.13 m²
12.21 ft²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Council Tax Band: B
Nottingham City Council
Freehold

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