



**DavidJames**  
the estate agent

**Brookdale Court, Sherwood Dales, Nottingham, NG5 3GD**

**Guide Price £185,000**



# About This Property

Situated in a peaceful cul-de-sac in the sought-after Sherwood Dales, this two-bedroom retirement bungalow for the over 60's is offered to the market with no upward chain and would be ideal for those seeking single-storey living whilst enjoying convenient access to the nearby bus services as well as Daybrook, Arnold and Sherwood's amenities!

As you enter, a small porch welcomes you with access to a useful built-in storage cupboard and the spacious lounge. The lounge provides ample room for furniture, centered around a feature fireplace that creates a cosy focal point.

The adjoining kitchen is well-equipped with a range of base and eye level units. It features an integrated hob and offers space for a freestanding fridge and freezer, with the current appliances available for separate negotiation. From here, step into the conservatory, which has recently benefitted from a new roof. This bright and airy space extends the living space and offers pleasant views over the communal gardens with access out to a private patio area.

The bungalow has two bedrooms, with the main bedroom featuring fitted wardrobes for handy storage. These rooms are then complemented by a well-appointed shower room, which includes vanity storage, a towel radiator and an electric Mira shower unit.

Brookdale Court offers a variety of on-site facilities, including an emergency call system, a communal laundry room, a social lounge with regular events for residents and beautifully kept gardens which are maintained under the service agreement. There is also private parking with marked bays.

This charming property provides a wonderful opportunity for a peaceful retirement in a well-connected location!



- Retirement bungalow for the over 60's
- Offered to the market with no upward chain
- Ideal for those seeking single-storey living
- Within easy reach of Daybrook, Arnold and Sherwood's nearby amenities
- Frequent bus services available nearby
- Good-sized lounge
- Fitted kitchen with an adjoining generous conservatory
- Two bedrooms
- Shower room with a three-piece suite
- Superb communal gardens and parking for residents









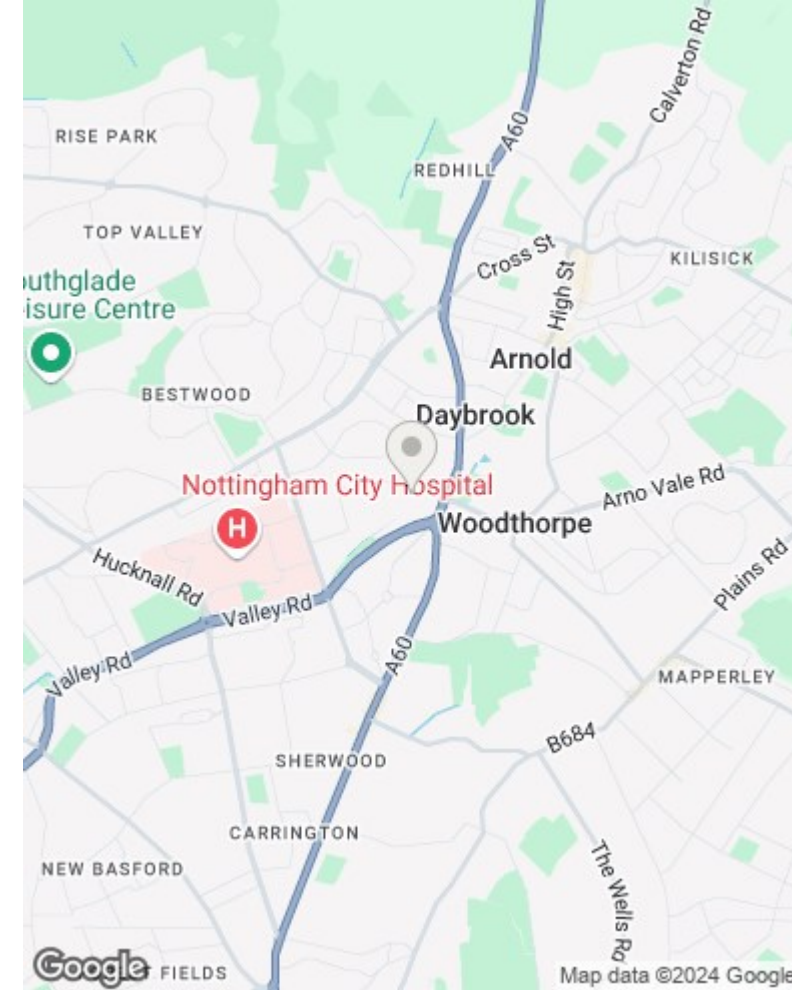
Approximate total area\*  
63.02 m<sup>2</sup>  
678.34 ft<sup>2</sup>

(\*) Excluding balconies and terraces

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

Calculations are based on RICS IPMS 3C standard.

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**Council Tax Band: A**  
**Nottingham City Council**  
**Leasehold**