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DavidJames
the estate agent

Beauclerk Drive, Heronridge, Nottingham, NG5 9BA

Guide Price £250,000

About This Property

GUIDE PRICE £250,000 - £260,000. Welcome to this well maintained three-bedroom link-detached property, available with no upward chain and close to an excellent range of amenities, schools and public transport links. Benefiting from a private driveway, tandem garage and landscaped gardens, this is equally suited to a first time buyer or a growing family.

The property has been neutrally decorated throughout and offers plenty of downstairs space with the addition of a large conservatory, providing plenty of space for relaxing or entertaining.

The property is accessed through a white UPVC porch that leads to a bright and spacious lounge, enhanced by the addition of a contemporary feature fireplace. The lounge flows naturally into the kitchen with a range of wall and base units, integrated oven and four-burner gas hob and ample space for a small dining table and chairs, perfect for casual meals. The kitchen connects to a large, well presented conservatory with lovely views of the rear garden and access to a useful workshop with triple glazing and the back of the tandem garage.

Moving upstairs, you'll find two double bedrooms and a single bedroom that could serve as a study, complemented by a sleek monochrome fully tiled bathroom with a three piece suite and a Mira electric shower over the bath.

The rear garden is a stand out feature of this home and has been carefully landscaped, offering an initial patio space off the conservatory, decorative stone sections and gravel pathways leading to a second area surrounded by mature trees and privacy fencing.

Viewing is highly recommended!



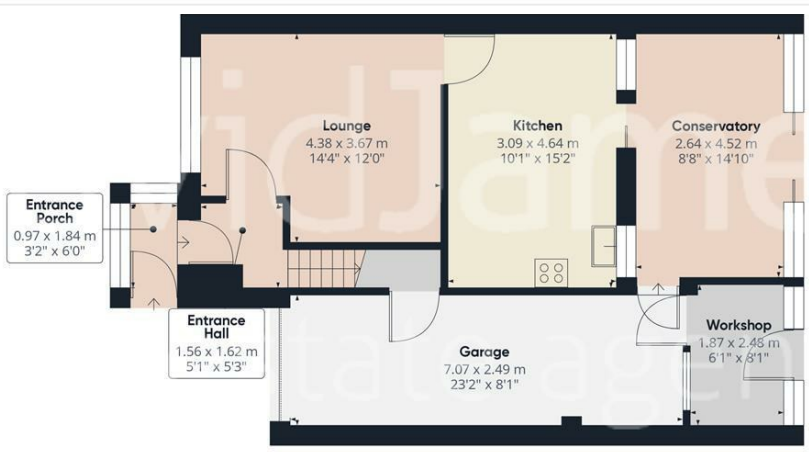
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- Well presented three-bedroom link-detached house
- Available with no upward chain
- Ideal for first time buyers or growing families
- Generous private driveway, tandem garage and a workshop
- Neutrally decorated lounge with large windows and contemporary feature fireplace
- Spacious kitchen with views of the rear garden and space for small dining table and chairs
- Large conservatory with doors onto patio area
- Modern fully tiled monochrome bathroom
- Landscaped private rear garden
- Close to an excellent choice of schools, amenities and public transport links

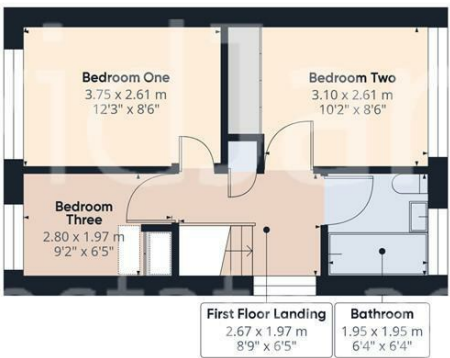


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Floor 0



Floor 1



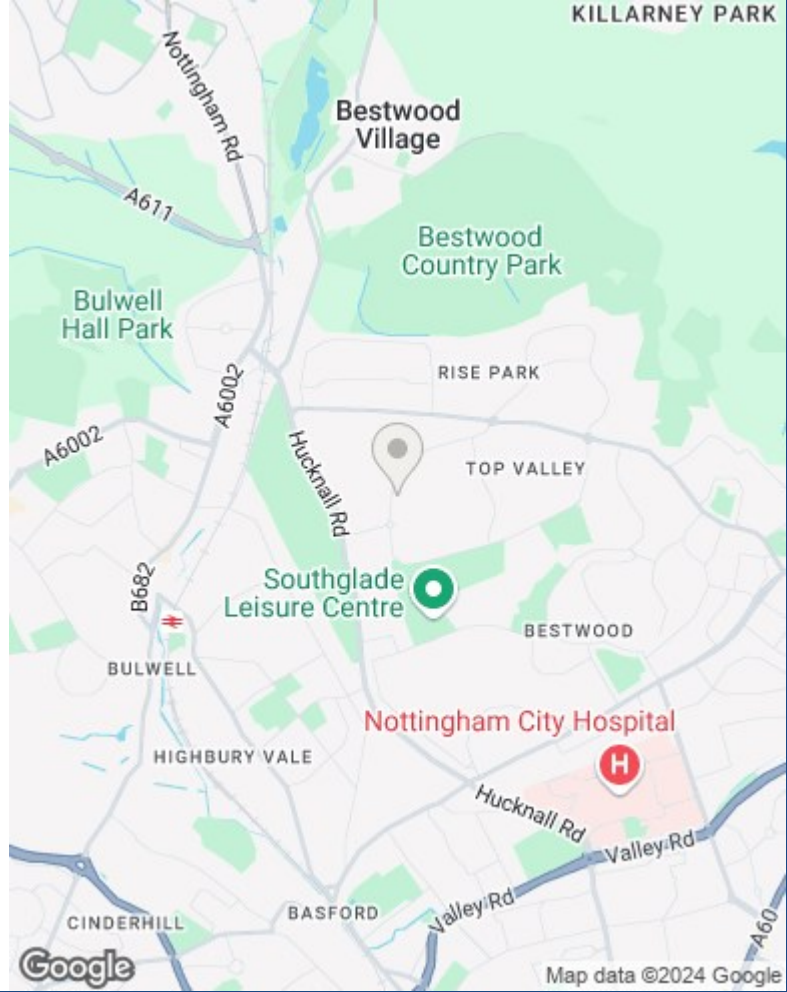
Approximate total area*
102 m²
1097.92 ft²

(*) 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: C
Nottingham City Council
Freehold



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