



DavidJames
the estate agent

15 Bowden Avenue, Bestwood Village – NG6 8XN

Guide Price **£400,000**



15 Bowden Avenue

Bestwood Village, Nottingham

Well-presented detached family home on a quiet cul-de-sac, close to amenities & transport links. Spacious lounge, dining room, office/playroom, conservatory, 4 double beds, en-suite & family bathroom.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

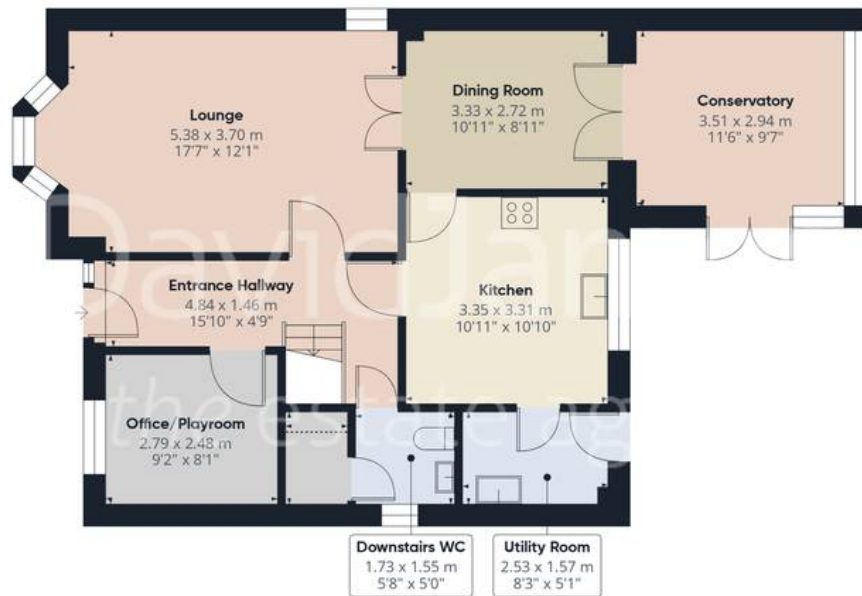
EPC Environmental Impact Rating: C

- Spacious and well-presented detached family home in a quiet cul-de-sac position
- Great location close to local amenities, bus and tram links into Nottingham City Centre and close to the M1
- Stylish and welcoming entrance hallway with downstairs WC for added convenience
- Three reception rooms (good-sized modern lounge, separate dining room and office/playroom)
- Light-filled Conservatory with feature multi-fuel burner stove and double doors onto the rear garden
- Stylish modern breakfast kitchen with a range of integrated appliances, breakfast bar and separate utility room
- Bright and airy galleried landing with useful storage cupboard and access to the loft
- Four bright and spacious double bedrooms (all bedrooms with built-in wardrobe storage)
- Stylish en-suite shower room and a modern four-piece family bathroom with separate shower enclosure

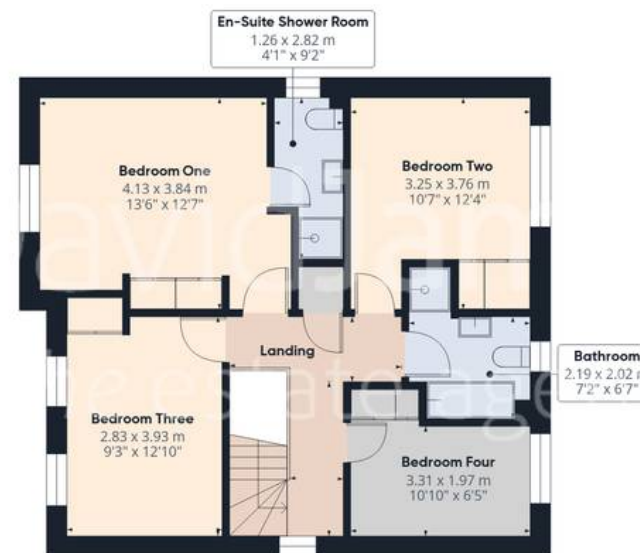








Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾

165.2 m²

1778 ft²

Reduced headroom

0.3 m²

4 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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