



28 Dylan Thomas Road, Nottingham – NG5 5UA

Guide Price **£235,000**

DavidJames
the estate agent



28 Dylan Thomas Road

Nottingham, Nottingham

Well presented and updated 3-bed semi-detached home in a cul-de-sac! Lounge, modern kitchen and contemporary bathroom plus a landscaped garden and convenient parking!

Council Tax band: B

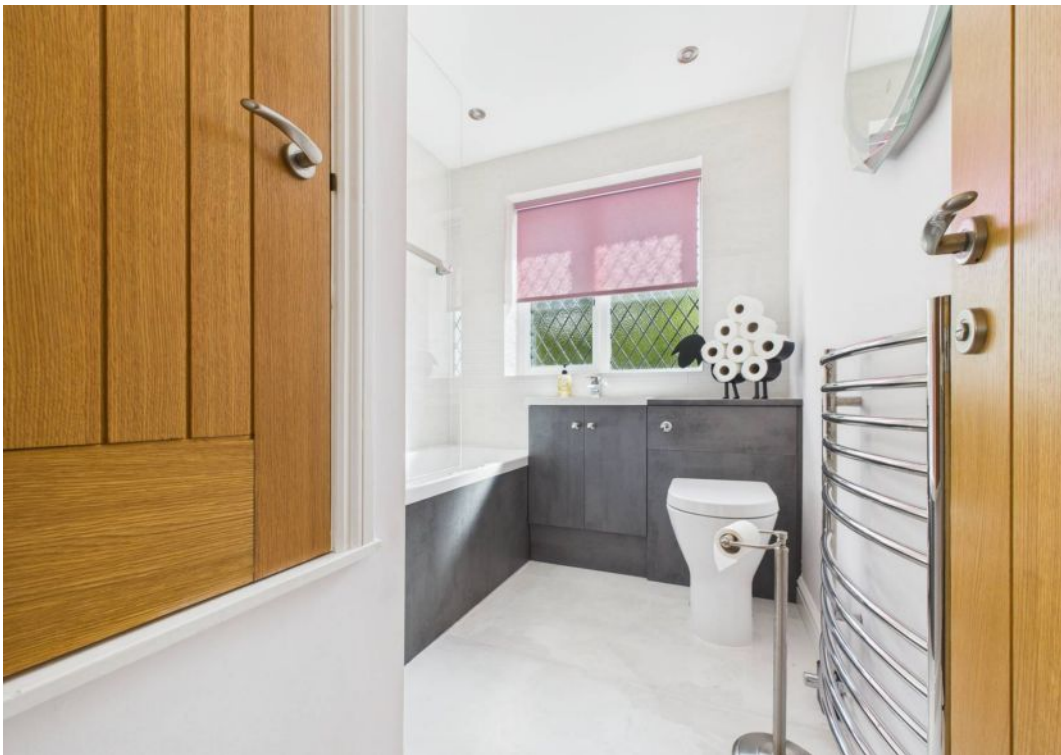
Tenure: Freehold

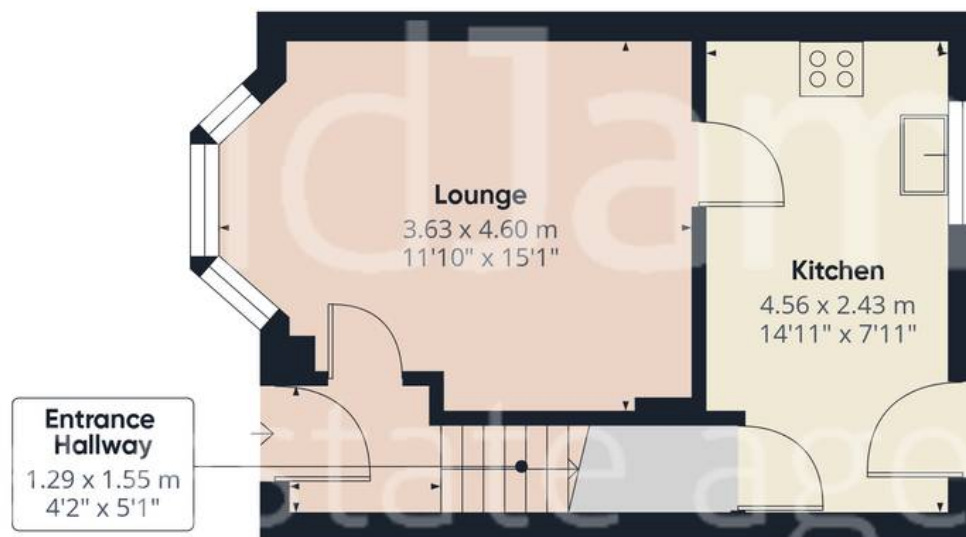
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Well-presented semi-detached home in cul-de-sac location with ample off-street parking via driveway and additional secure gated drive
- Ideal for first-time buyers or families
- Close to local amenities, schools and excellent transport links whilst within walking distance of the stunning Bestwood Country Park
- Welcoming entrance hallway with modern radiator leading to inviting lounge with a feature large bay window and modern finishes
- Contemporary kitchen with matte grey wooden units, stylish splash-backs and integrated cooking appliances
- Three well-presented bedrooms (including two double bedrooms)
- Modern family bathroom with rainfall shower, vanity unit and chrome towel rail
- Loft with a fitted ladder, large hatch and partial boarding
- Enclosed and landscaped tiered garden with raised patio seating space, vibrant planting and mature shrubs







Floor 0



Floor 1

Approximate total area⁽¹⁾

56.7 m²

608 ft²

(1) Excluding balconies and terraces

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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