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DavidJames
the estate agent

Swains Avenue, Bakersfield, Nottingham, NG3 7AS

Guide Price £285,000

About This Property

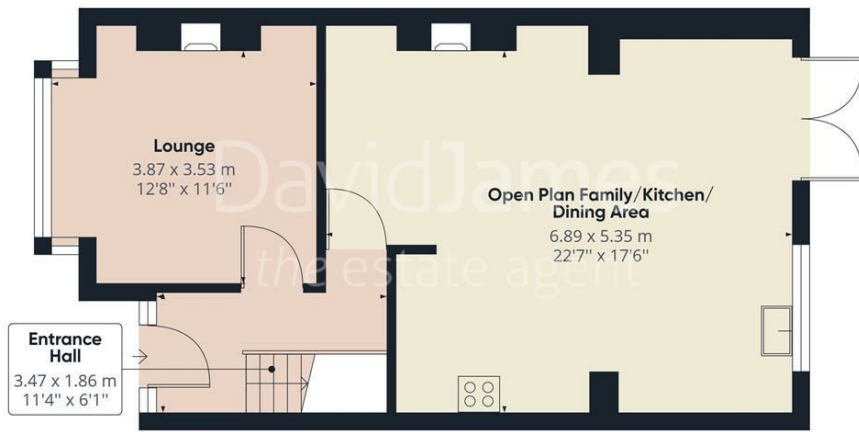
Presenting this charming 3-bedroom semi-detached family residence to the market, we are thrilled to showcase its easy accessibility to local schools, amenities, and Nottingham City centre, thanks to a local and convenient bus service. The property initially welcomes you with an entrance hall featuring practical understairs storage. The sitting room is adorned with a captivating fireplace and a bay window, while the highlight is the extended open-plan family dining and sitting room, this expansive space has well-equipped kitchen with French doors opening to the garden. Upstairs, the three bedrooms are accompanied by a modern bathroom boasting a white 3-piece suite, an over-bath shower, and a towel radiator. Throughout the home, UPVC double glazing ensures ample natural light, and central heating, courtesy of a combi boiler, adds to the overall comfort. The rear garden is a stunning feature, offering an ideal setting for entertaining with various patio areas, a lush lawn, and low-maintenance beds and borders. Additionally, the property provides off-road parking with a driveway at the front. This is a not-to-be-missed opportunity to make this delightful property your own!



- Immaculately presented and extended semi-detached family residence
- 3 ample sized bedrooms
- Welcoming entrance hall featuring practical under stairs storage
- Living area adorned with a distinctive fireplace and bay window with a box design
- Exceptional open-plan family dining kitchen, enhanced by French doors leading to the garden
- Contemporary kitchen featuring an extensive array of sleek units.
- Modern bathroom with white 3-piece suite, overbath shower and towel radiator
- Generous rear garden with a variety of patio areas and lawn
- Driveway to the front provides off-street parking
- Within easy reach of Carlton Hill's amenities and a short commute to the city centre







Floor 0



Floor 1

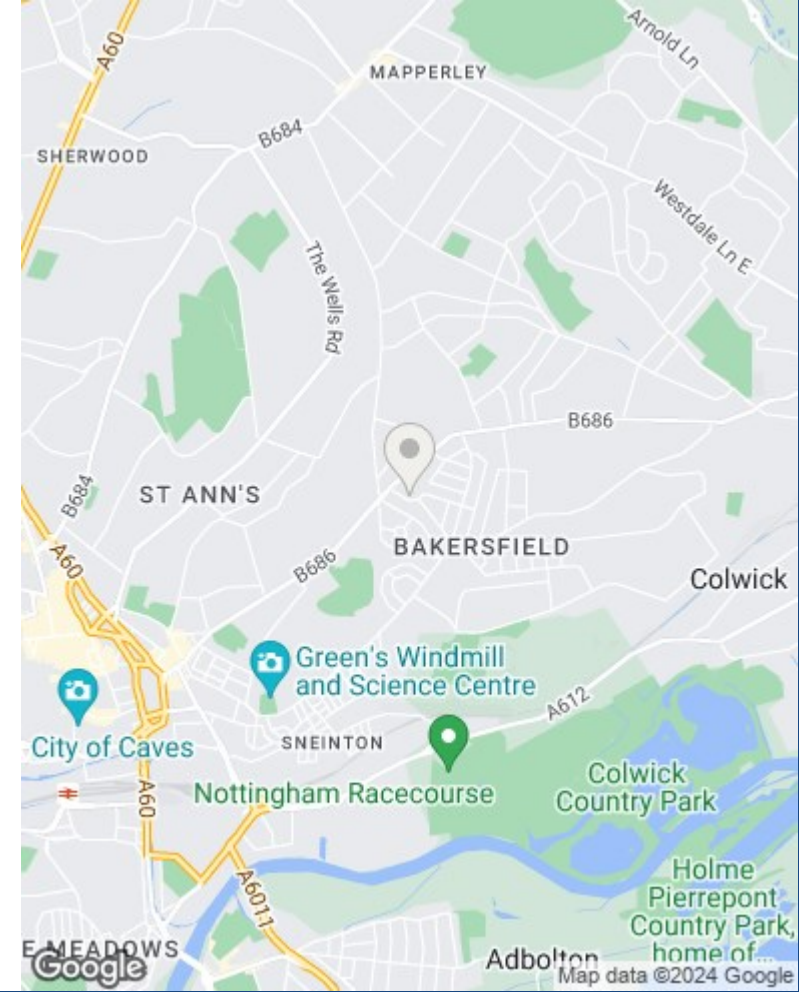


Approximate total area⁽¹⁾
95.95 m²
1032.76 ft²

(1) 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.

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Council Tax Band: B
Nottingham City Council
Freehold

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