



DavidJames
the estate agent

Parkdale Road, Bakersfield, Nottingham, NG3 7GL

Guide Price £270,000

About This Property

Introducing a traditional detached family home, located within easy reach of Carlton's array of amenities. This residence offers the perfect balance of convenience and comfort, ideal for families looking for a place to call home. Just a short walk away, you'll find a variety of schools as well as frequent bus services ensuring seamless connectivity to Nottingham City Centre.

Upon entering, you are greeted by a welcoming entrance hall. The lounge is spacious, featuring a bay window that floods the room with natural light and a cozy fireplace that adds warmth and character. Adjacent to the lounge, the dining room offers flexibility, complete with a parquet-style floor and a solid-fuel burner.

The kitchen is fitted with integrated cooking appliances and offers ample space for freestanding white goods. Upstairs, the home boasts three bedrooms. The modern shower room is a highlight and has been recently refitted, featuring a walk-in cubicle and a rainfall-style showerhead alongside vanity storage and a towel radiator.

Outside, the southerly-facing rear garden is a delightful space and incorporates a patio seating area, perfect for outdoor entertaining or relaxing. Additionally, a driveway at the front provides convenient off-street parking and there is ample potential for a cabin or an extension to the side of the property (subject to the necessary planning and permissions).

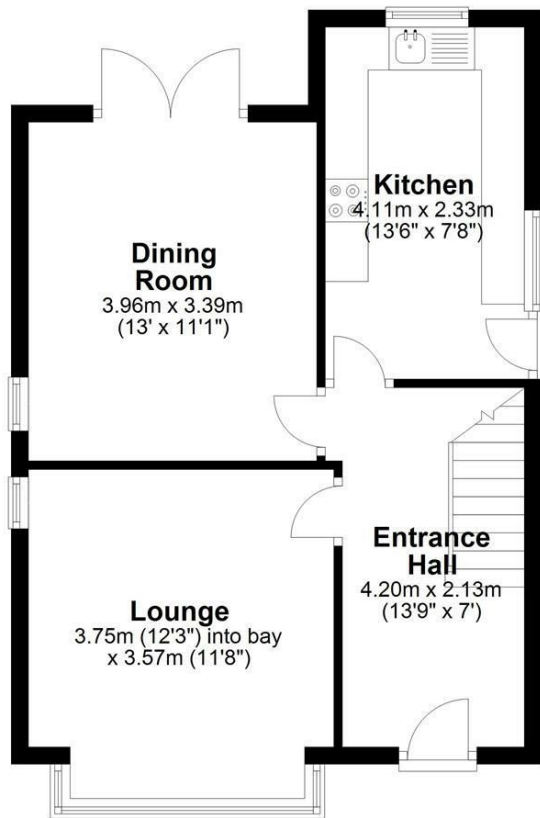


- Traditional-style detached family home
- Within easy reach of Carlton's amenities
- A short walk from schools and frequent bus services to Nottingham City Centre
- Lounge with feature fireplace and bay window
- Versatile dining room with wood burner & parquet-style floor
- Fitted kitchen with integrated cooking appliances
- Three bedrooms
- Superb modern shower room with walk-in cubicle
- Southerly-facing established rear garden with a feature patio seating area
- Driveway providing off-street parking



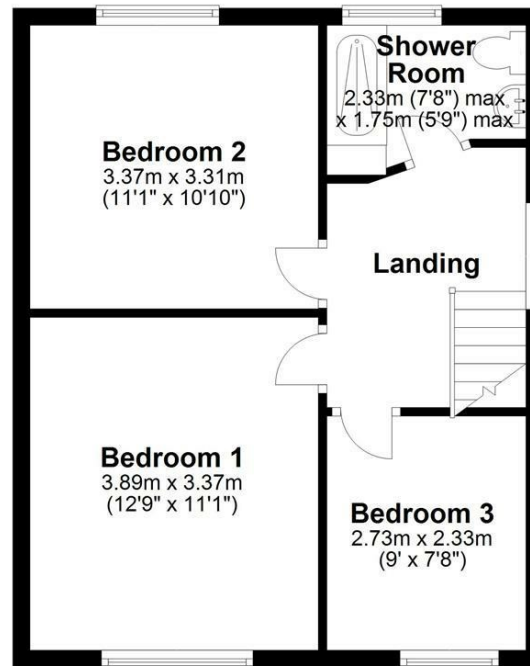
Ground Floor

Approx. 45.8 sq. metres (492.5 sq. feet)

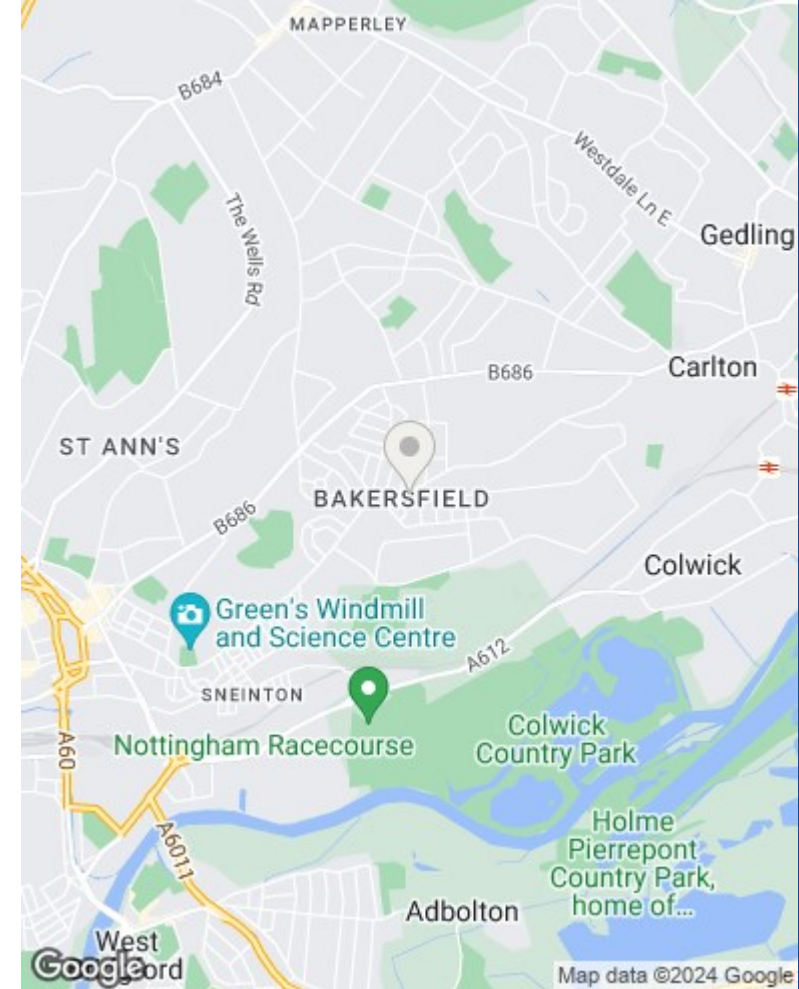


First Floor

Approx. 42.3 sq. metres (455.0 sq. feet)



Total area: approx. 88.0 sq. metres (947.4 sq. feet)



These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of David James Estate Agents Ltd has any authority to make any representation whatsoever in relation to the property. All services, together with electrical fittings or fitted appliances have NOT been tested. All the measurements given in the details are approximate. Floor plans are for illustrative purposes only and are not drawn to scale. The position and size of doors, windows, appliances and other features are approximate only. The photographs of this property have been taken with a 10mm wide-angle lens. No responsibility can be accepted for any loss or expense incurred in viewing. If you have a property to sell you may wish to take advantage of our free valuation service. David James Estate Agents have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party company. David James Estate Agents receives the following commission from each third party supplier on a per referral basis: W A Barnes Ltd: £60 including VAT. All Moves UK Ltd: 18% including VAT of the invoice total (£107 including VAT average). MoveWithUs Limited: £188 including VAT (average).

Council Tax Band: C
Nottingham City Council
Freehold

DavidJames
the estate agent

David James Estate Agents
317 Carlton Hill, Nottingham, NG4 1GL
t: 0115 987 8957 e: carlton@david-james.com

naea | **propertymark**
PROTECTED

The Property Ombudsman