



DavidJames
the estate agent

Shorwell Road, Bakersfield, Nottingham, NG3 7HG

Guide Price £270,000

About This Property

This is a fantastic opportunity to acquire a detached family home which is offered to the market with no upward chain. Ideally situated within easy reach of both Bakersfield and Carlton's excellent amenities, you'll find a wealth of nearby shops, local schools and frequent bus services to Nottingham City Centre for a simple daily commute.

Upon entering, you are greeted by an initial porch leading to a welcoming entrance hall, which houses the panel for the burglar alarm system. The bright and spacious lounge/dining room features a gas fire, providing a focal point for the living area. Adjoining the lounge is a conservatory, extending the living space and offering access to the garden, a convenient downstairs WC and a versatile store room which could serve as a workshop.

The fitted kitchen is equipped with a range of units and integrated appliances, including a double Neff oven, gas hob with extractor, dishwasher and washer/dryer.

The first floor comprises three bedrooms, with the first and second bedrooms benefiting from fitted wardrobes, providing ample storage space. The family bathroom includes a four-piece suite with a WC, bidet, washbasin and a bath with an electric shower.

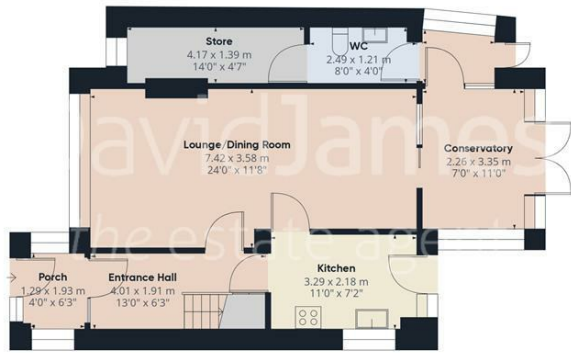
Externally, the property boasts a lawned rear garden with an initial patio area, perfect for outdoor relaxation. A greenhouse is also included, ideal for gardening enthusiasts. The driveway at the front extends along the side of the property and leads to a detached garage, which features power, lighting and an electric door.

This well-presented home is an excellent choice for families seeking a property in a convenient location with plenty of potential for personalisation. Early viewing is recommended to appreciate the accommodation and location on offer!



- Detached family home
- Offered to the market with no upward chain
- Within easy reach of both Carlton and Bakersfield's amenities
- Lots of scope for personalisation
- Bright and spacious lounge/dining room
- Versatile conservatory
- Three first floor bedrooms
- Family bathroom with an electric over-bath shower
- Enclosed lawned rear garden
- Driveway and detached garage with an electric door





Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

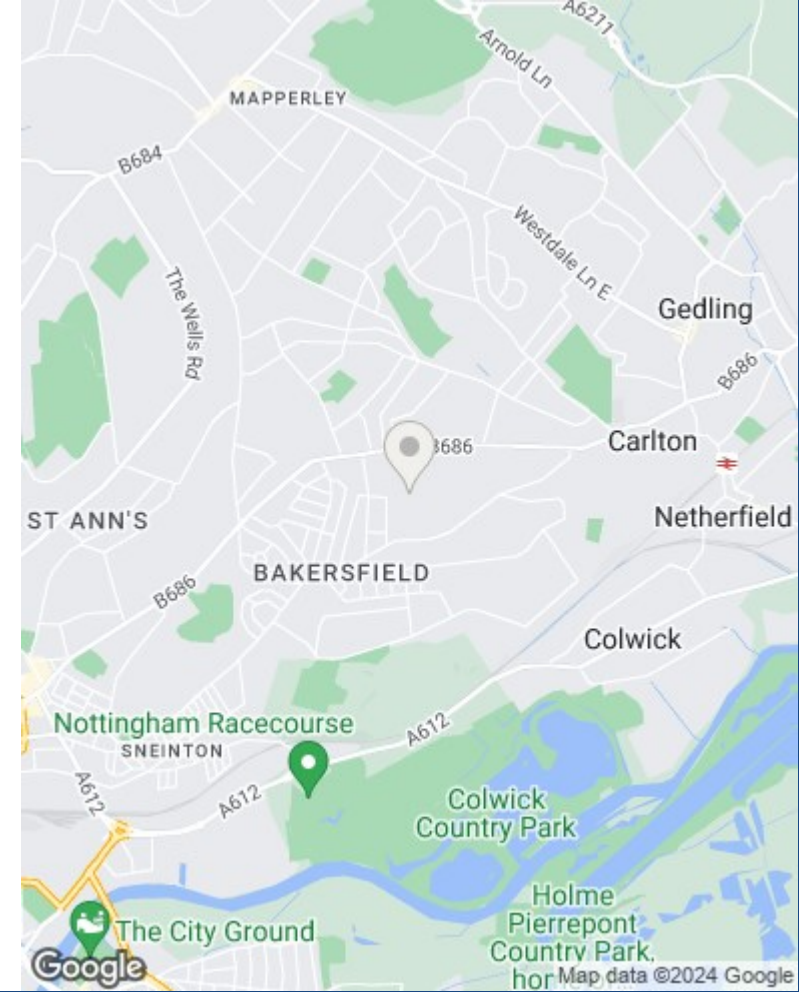


Approximate total area⁽¹⁾
116.64 m²
1255.5 ft²

(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: C
Nottingham City Council
Freehold

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