



**Earlsfield Drive, Nottingham NG5 5BQ**

welcome to

## Earlsfield Drive, Nottingham

- Detached Bungalow
- Three Bedrooms
- Kitchen Diner
- Driveway for Off Street Parking for Multiple Cars
- Council Tax Band C

Tenure: Freehold EPC Rating: C

offers in the region of

**£270,000**

### Entrance Porch

8' 6" x 8' 2" ( 2.59m x 2.49m )  
With uPVC door and window to the side aspect and window to the front aspect leading to the main entrance.

### Entrance Hall

15' 8" x 6' 1" ( 4.78m x 1.85m )  
With uPVC door a window to the front aspect, carpet flooring, a wall mounted radiator and doors leading to all accommodation.

### Lounge

16' 3" x 11' 9" ( 4.95m x 3.58m )  
A spacious living room with uPVC window to the front aspect, carpet flooring, feature fireplace, fire and surround and a wall mounted radiator.

### Kitchen Diner

13' 7" x 9' 6" ( 4.14m x 2.90m )  
With uPVC window and door to the rear aspect, tiled flooring and splashbacks, fitted wall and base units, mid height integrated oven, separate gas hob with extractor above, sink, drainer and mixer tap, a wall mounted radiator and space for washing machine, fridge freezer and dining table and chairs.

### Bedroom One

11' 9" x 11' 5" ( 3.58m x 3.48m )  
With uPVC window to the front aspect, carpet flooring and a wall mounted radiator.

### Bedroom Two

11' 8" x 9' 7" ( 3.56m x 2.92m )  
With uPVC window to the rear aspect, carpet flooring and a wall mounted radiator.

### Bedroom Three

11' 9" x 9' 1" ( 3.58m x 2.77m )  
Currently being used as a dining room, with uPVC window to the side aspect, carpet flooring and a wall mounted radiator.

### Shower Room

6' 3" x 5' 8" ( 1.91m x 1.73m )  
With a modern fitted shower suite, tiled flooring and walls, a double fitted shower cubicle, WC, vanity unit with was basin above and a wall mounted radiator.

### Outside

To the front is a private enclosed shrub garden and lawn, a driveway providing off street parking for multiple cars, leading to the detached garage. To the rear is a spacious well maintained lawn, paved pathway with access to the detached garage and steps to the back door.

### Detached Garage

With an up and over door, providing under-cover parking or outdoor storage.



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#### Property Ref:

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**0115 9753817**



[bulwell@williamhbrown.co.uk](mailto:bulwell@williamhbrown.co.uk)



263 Main Street, Bulwell, NOTTINGHAM,  
Nottinghamshire, NG6 8EZ



[williamhbrown.co.uk](http://williamhbrown.co.uk)