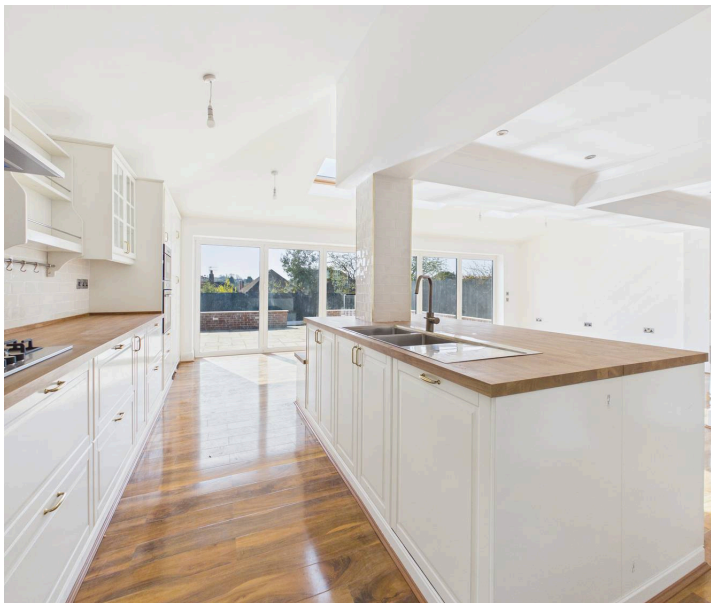




71 Bedale Road, Nottingham – NG5 3GN

Guide Price £440,000

DavidJames
the estate agent



71 Bedale Road

Nottingham

NO CHAIN! Extended detached 3 bed family home with stunning open plan living, generous reception space & modern bathroom. Close to shops, schools & City Hospital with a south facing garden & driveway!

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Spacious extended detached home offered to the market chain-free
- Sought after tree lined street close to shops, amenities and transport links
- Ideal for families seeking space flexibility and convenient city connections
- Bright and spacious hallway with separate snug/home office and ground floor WC
- Generously sized open-plan living with rooflights, bay window and bi-fold doors
- Well-equipped fitted kitchen with a range of integrated appliances and utility room
- Spacious basement providing additional flexible space
- Three bedrooms (including bay fronted main bedroom and views from second bedroom)
- Stylish bathroom with feature jacuzzi bath
- South facing rear garden with large patio, lawn and double width driveway parking



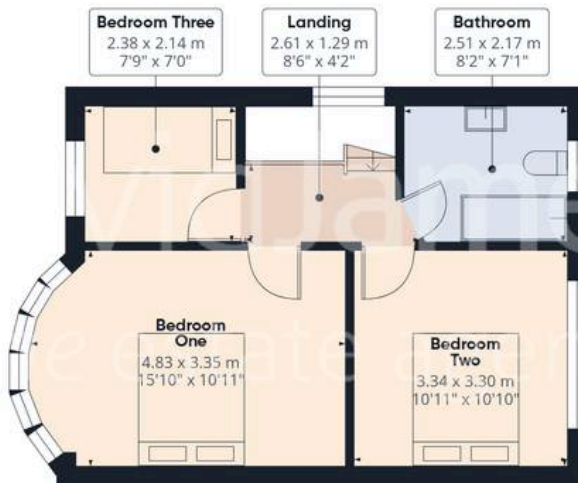




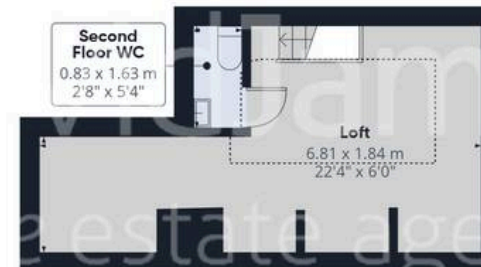
Floor 0



Floor 1



Floor 2



Floor 3



Approximate total area⁽¹⁾

170.1 m²

1830 ft²

Reduced headroom

14.5 m²

156 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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These particulars are produced in good faith and are set out as a general guide only. Measurements are approximate and floor plans are for illustrative purposes only. Services have not been tested. We have established professional relationships with third-party suppliers for the provision of services to Clients, details of which can be found on the property listing page on our website.