


Offers Over £300,000

Hillfield Gardens, Nottingham,

Welcome to BuckleyBrown, where every home is carefully presented, so you can explore with clarity and confidence.

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“An excellent three-bedroom link-detached family home, presented in good condition throughout and offering a fantastic balance of space, practicality and modern family living. With its attractive position and well-maintained accommodation, this is a property that is sure to appeal to a wide range of buyers.”

- Tim, Valuer




# A WONDERFUL HOME WITH ROOM TO GROW

***A home that immediately stands out for its welcoming feel, practical layout and excellent potential for family life.***

Offering a great mix of comfortable living space and useful outdoor areas, it provides plenty of room to relax, entertain and grow. Ideal for families, couples or buyers looking for a little more space, this is a property with plenty to offer.





## THE FINER DETAILS

***The ground floor welcomes you with a bright and inviting hallway leading into a beautifully arranged open-plan kitchen and dining room.***

The fully equipped kitchen offers a stylish and practical space for everyday living and entertaining, while French doors open directly onto the garden, creating a wonderful flow between the home and outdoor space.

Upstairs, there are three generously proportioned bedrooms, with the principal bedroom benefiting from built-in wardrobes providing excellent storage. A sleek and contemporary three-piece shower room sits conveniently off the landing, adding a smart finishing touch to the first floor.

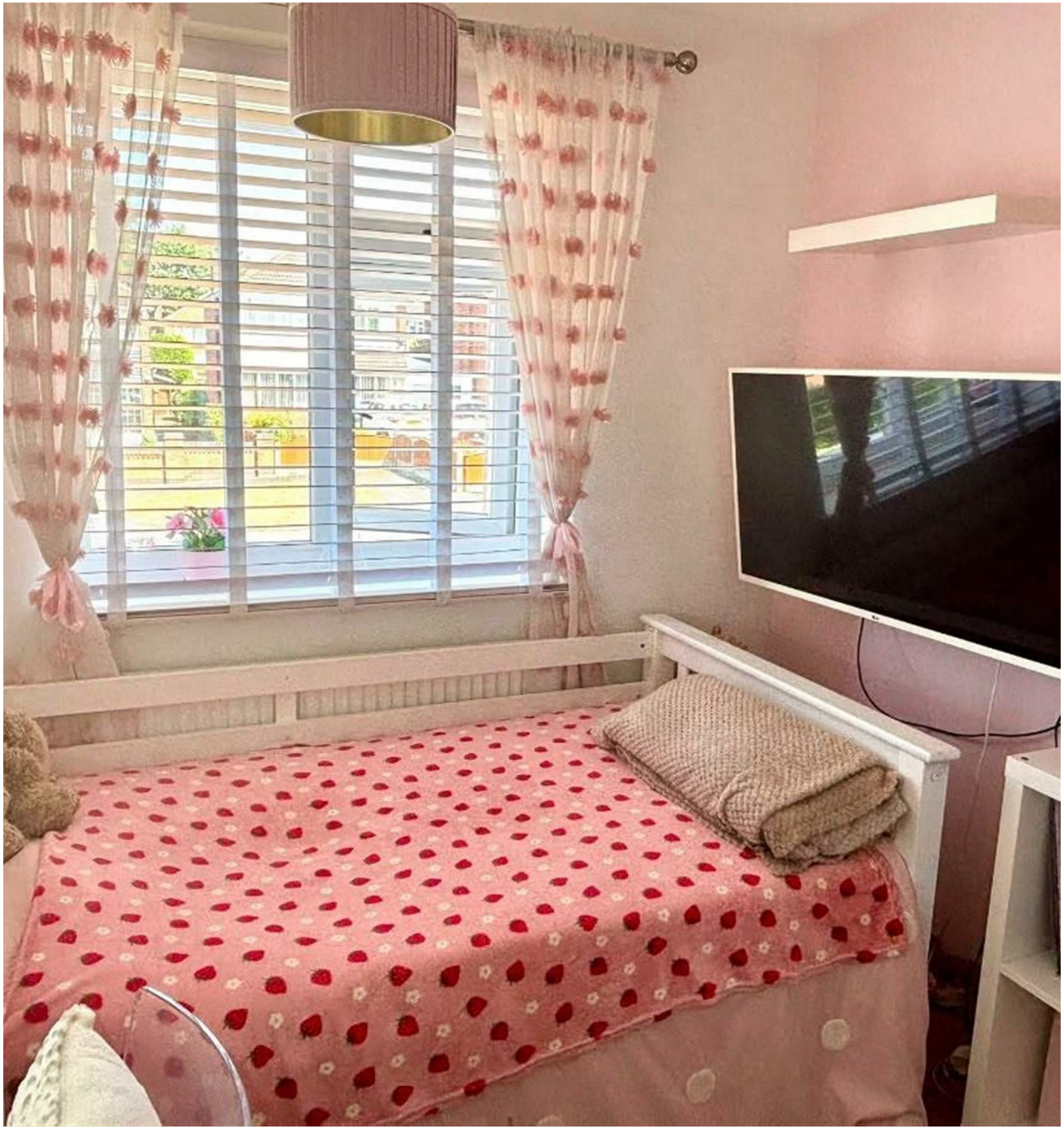
To the front, the property is approached via a large private driveway alongside a single garage, offering excellent off-road parking and storage. The rear garden is a lovely private retreat, with a well-kept lawn, attractive decorative planting and a dedicated seating area, creating an ideal setting for relaxing and enjoying the outdoors.







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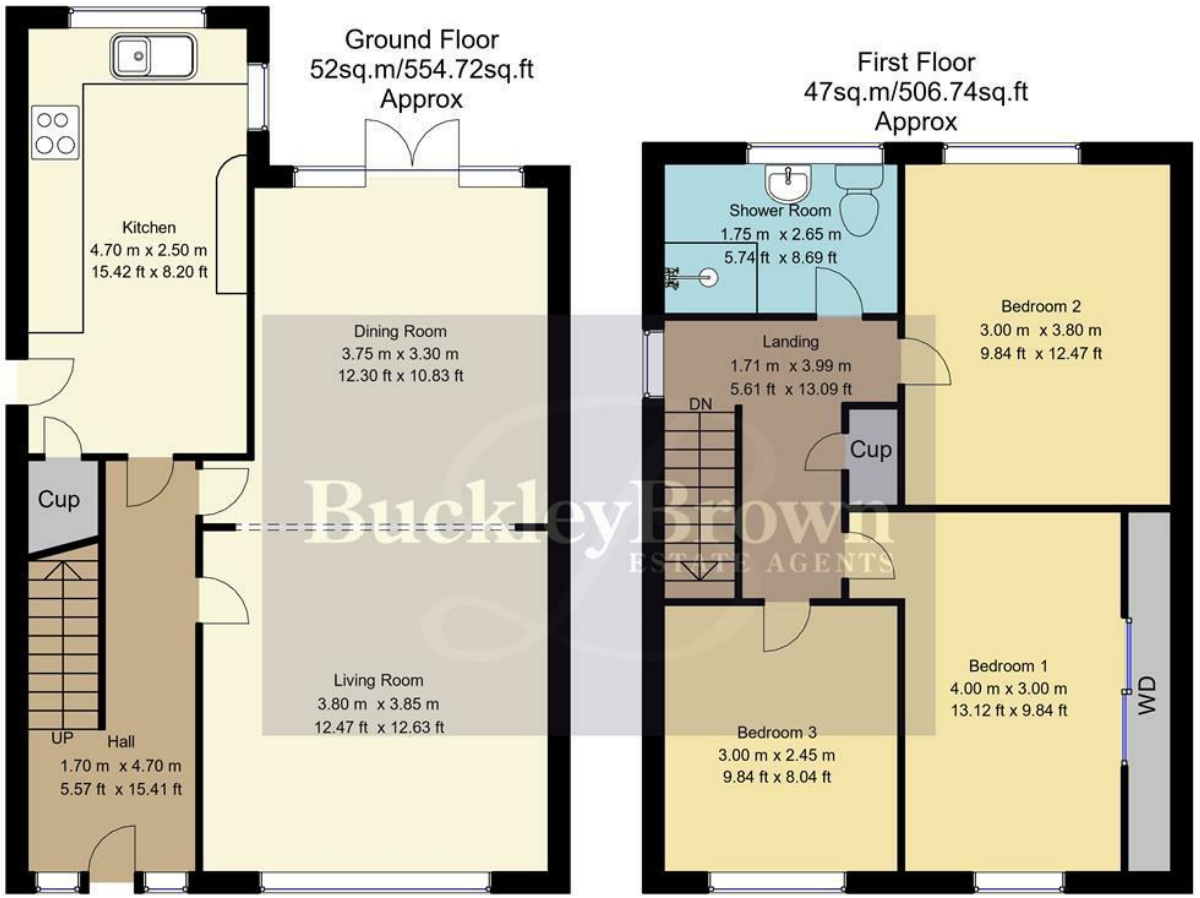


## LIFE IN NOTTINGHAM

***Nottingham offers a fantastic blend of city living, green space and a vibrant community atmosphere.***

The city centre is packed with shops, independent cafés, restaurants, bars and cultural attractions, while popular areas such as Sherwood, Mapperley and West Bridgford offer a more relaxed residential feel. With a wide choice of parks, leisure facilities and excellent schools, Nottingham caters brilliantly to families, couples, professionals and students alike.

The city is also exceptionally well connected, making it an appealing base for commuters and those wanting to explore further afield. Nottingham railway station provides regular services to destinations including London, Derby, Leicester and Sheffield, while the tram and extensive bus network make getting around the city straightforward. With the M1 close by and plenty of surrounding countryside to explore, Nottingham offers an excellent balance of convenience, connectivity and lifestyle.




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.
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# Key Features

**Welcoming three bedroom family home**

Open plan kitchen/dining room

French doors opening onto the garden

Master bedroom with built in wardrobes

Private driveway and single garage

Enclosed rear garden with seating area

Size approximately 1060 sq.ft

EPC rating D

Council tax band C

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## Let's Chat.

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