



Bowden Avenue
Bestwood Village Nottingham



Bowden Avenue Bestwood Village Nottingham NG6 8XN

for sale offers over
£350,000



Property Description

This beautifully presented four-bedroom detached home offers generous living accommodation throughout, making it the perfect choice for growing families.

Upon entering, you are welcomed by a bright hallway with a downstairs WC for convenience. The property boasts a spacious bay fronted lounge, ideal for relaxing, along with a modern kitchen diner perfect for family meals and entertaining, complete with direct access to the garden. A separate utility room adds extra practicality, while the integral garage provides secure parking and storage.

Upstairs, you will find four well-proportioned double bedrooms, with the master bedroom benefiting from a private en-suite shower room. A stylish family bathroom with a four-piece suite serves the remaining bedrooms.

Externally, the home offers a driveway to the front and a private rear garden, creating the ideal space for both children and adults to enjoy.

Located in a sought-after residential area close to local schools, shops, and transport links, this property combines comfort, style, and convenience.

Entrance Hallway

Accessed via composite front door leading into the hallway with a radiator, stairs off to the first floor and doors of to:-

Downstairs W.C

Having low level W.C, pedestal wash hand basin and a radiator

Lounge

10' 6" x 16' 4" (3.20m x 4.98m)

Having double glazed bay window to the front elevation, two radiators and door to the kitchen.

Open Plan Kitchen/ Diner

Dining Area

9' 6" x 12' (2.90m x 3.66m)

Having double glazed French doors to the rear

and a radiator.

Kitchen Area

.8' 3" x 13' (2.51m x 3.96m)

Having double glazed window to the rear elevation, tiled flooring, wall and base units with work surfaces over, inset sink and a half, floor heater, five ring gas hob with extractor, integrated dishwasher, space for a fridge, integrated double electric oven and access to the utility.

Utility

9' 7" Max x 5' 1" Max (2.92m Max x 1.55m Max)

Having space and plumbing for washing machine and tumble dryer, base units with work surfaces over, wall mounted boiler, a radiator, composite door to the rear and door to the garage.

First Floor Landing

Having a radiator, storage cupboard and loft access which is part boarded.

Bedroom One

15' 6" Max x 13' 9" Max (4.72m Max x 4.19m Max)

Having a Juliet balcony to the front elevation, built-in wardrobes and double glazed window to the front.

En Suite

Having double glazed window obscured window to the side, mains fed shower, low level W.C, pedestal wash hand basin with mixer tap, a radiator and tiled flooring.

Bedroom Two

15' 9" Max x 8' 7" Max (4.80m Max x 2.62m Max)
Having double glazed window to the front elevation, a radiator and built-in wardrobes.

Bedroom Three

11' 8" x 10' 7" Max (3.56m x 3.23m Max)

Currently being used as an office and has

double glazed window to the rear elevation and a radiator.

Bedroom Four

10' 9" x 8' 8" (3.28m x 2.64m)

Having double glazed window to the rear elevation and a radiator.

Bathroom

Having a radiator, bath with shower attachment over, low level W.C, pedestal wash hand basin, separate mains fed shower cubicle, double glazed obscured window to the rear elevation and tiled flooring.

Outside

To the front of the property is a tarmacked driveway providing off road parking for multiple cars, access to an integral garage and a laid lawn frontage with shrubs border.

To the rear the garden has a patio seating area, outside tap, laid lawn, a shed and side access.

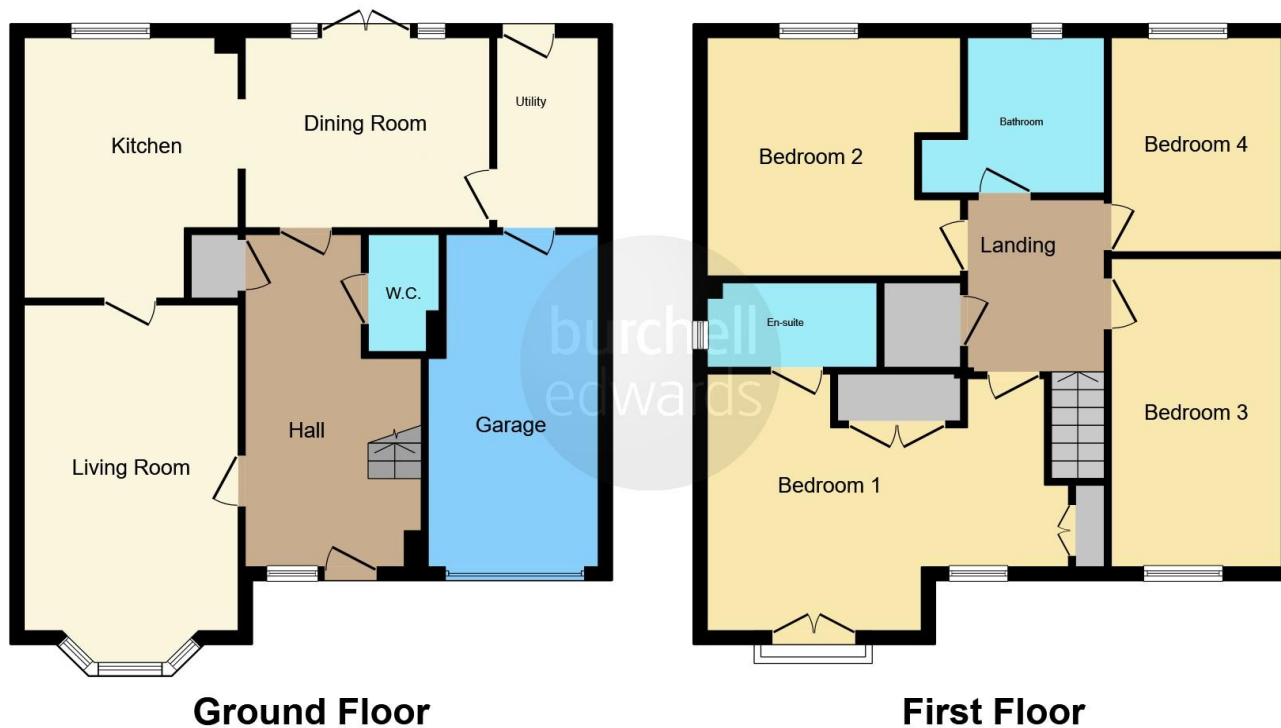
Garage

Having up and over door with power and electrics









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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 Band: E

Tenure: Freehold

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Property Ref: HUK104653 - 0002