



Your Logo

35 Blaven Close,
Offers Over £240,000

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Quiet cul-de-sac, green outlook at the front, and a proper “ahh, this feels nice” vibe the moment you arrive. It’s calm here- no through traffic, so you really just get neighbours coming and going. And the walk into Davenport is dead easy for coffee, a mooch round the deli and butcher’s, or brunch at Funky Monkey.

Inside is clean, fresh and ready to enjoy. The kitchen’s been modernised it looks the part, works well, and you can actually cook without playing cupboard Tetris. Out back there’s a good-sized garden that’s simple to look after but big enough for a table, pots, a bit of lawn time... whatever you’re into. You also get a garage plus a parking space, which is gold.

Upstairs there are two genuine doubles (no token box room) and a tidy bathroom. The front isn’t overlooked, just greenery - so it feels private as well as quiet.

Getting around is easy: it’s roughly an eight-minute walk (give or take) to the train station, and you’ve got parks nearby for headspace- Caledonian and Hallam are favourites for a quick lap or a longer wander.

In short: a friendly, low-stress home with a modern kitchen, two proper bedrooms, a decent garden, garage and parking, and that super handy, walk-everywhere spot. Ideal for first-time buyers or downsizers who want something lovely without the faff.

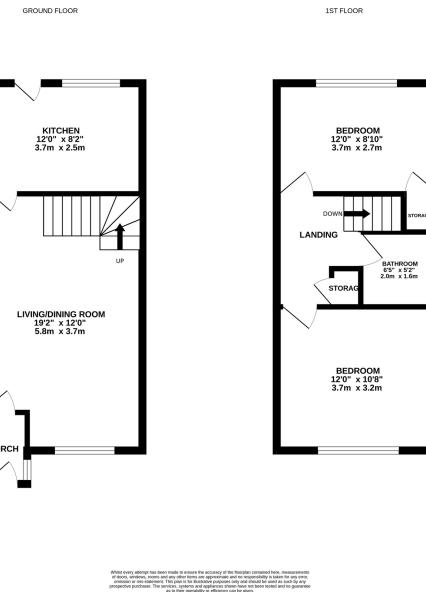
PART A
Council Tax : B
Tenure: TBC

PART B
Property Type & Construction - Brick
Electric and Water Supply - Mains
Heating - Gas central
Sewerage - Mains
Broadband - Ultrafast





- Quiet cul-de-sac
- Modernised kitchen
- Good-sized rear garden
- Close to Caledonian Park and Hallam Park
- Easy stroll to Davenport
- Two genuine double bedrooms
- Garage plus a parking space
- Clean, move-in-ready



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements are approximate and should be used as a guide only. The plan is for illustrative purposes only and should not be relied on as a substitute for professional advice. The plan is copyright of the estate agent and may not be reproduced without their permission.