



71 Bedale Road, Nottingham – NG5 3GN

Guide Price **£450,000**





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:

- Extended traditional detached home offered to the market chain-free
- Sought after tree-lined street close to Sherwood's shops, amenities, schools and transport links
- Ideal for families seeking space and flexibility plus convenient city and hospital connections
- Welcoming hallway with a snug/home office/guest room and ground floor WC
- Stunning and large open-plan ground floor living with rooflights, bay window and bi-fold doors
- Well-equipped fitted kitchen with a range of integrated appliances and utility room
- Substantial basement and loft spaces providing additional versatility
- Three bedrooms (including bay fronted main bedroom and views from second bedroom)
- Stylish bathroom with jacuzzi-style bath and electric dual-head rainfall shower
- South-facing rear garden with large patio and lawn plus double-width front driveway parking





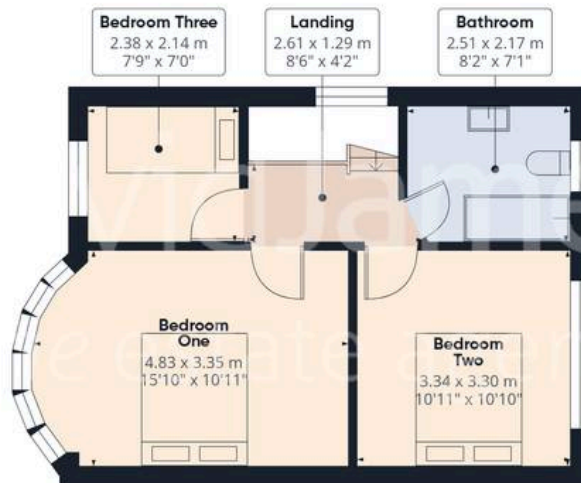




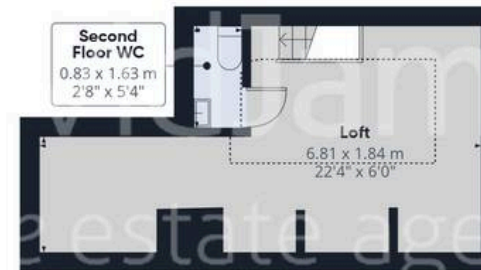
Floor 0



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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