



11 Dylan Thomas Road, Nottingham, NG5 5UA

£1,100 Per month

- Available Now
- Three Bedrooms
- Low Maintenance Garden
- Close to City Hospital
- EPC C
- Unfurnished
- Private Driveway
- Great Transport Links
- Council band B

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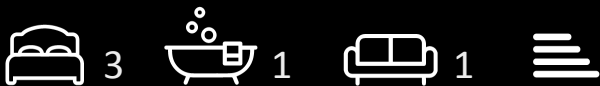
Mulberry Lane are delighted to present this beautifully refurbished three bedroom semi-detached home, ideally situated in a popular residential location close to Nottingham City Hospital.

Finished to a high standard throughout, the property combines stylish modern interiors with practical living spaces, making it an ideal home for professionals, couples or small families.

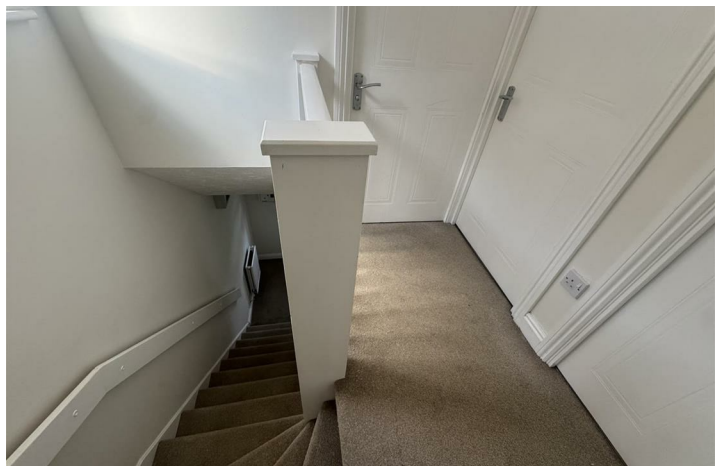
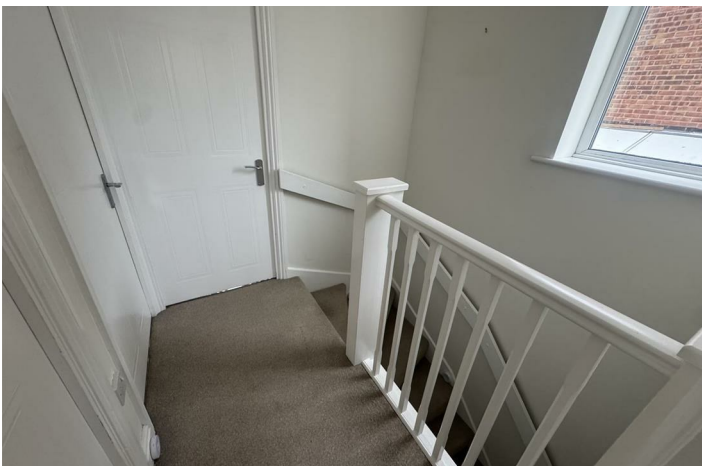
In brief, the property comprises an inviting entrance porch, a bright and spacious living room, a contemporary fitted kitchen with direct access to the rear garden, two generous double bedrooms, a third single bedroom or office and a three piece bathroom suite with overhead shower.

Externally, the property benefits from a private rear garden, a driveway to the front. Conveniently located within easy reach of Nottingham City Hospital, excellent transport links, and a wide range of local shops and amenities, this superb home offers both comfort and convenience.

EPC Rating: C
Council Tax Band B



Council Tax Band: B



This charming entrance porch provides a warm and welcoming introduction to the home, featuring soft carpeting underfoot and painted walls for a bright, clean finish. It offers both comfort and functionality from the moment you step inside.

Lounge

This light and airy living room forms the heart of the home and features new carpet flooring. The room offers a welcoming space to relax and entertain.

Kitchen/Diner

The modern, well-appointed kitchen is both stylish and practical, featuring continued wood-effect laminate flooring. Lots of storage cupboards paired with light wood-effect worktops provides a fresh, contemporary finish, complemented by a stainless steel double sink and fitted electric oven. There is dedicated space for a fridge freezer and washing machine, along with a generous under-stairs storage cupboard offering excellent additional storage. A rear door provides direct access to the garden.

Bedroom 1

The spacious primary bedroom is flooded with natural light and beautifully presented throughout, carpeting adds warmth and comfort, while two generously sized built-in wardrobes provide excellent storage.

Bedroom 2

This bright and well-proportioned double bedroom offers a fresh and inviting atmosphere, featuring neutral walls and carpet for a contemporary finish. Overlooking the rear garden, the room benefits from an abundance of natural light, creating a calm and comfortable space.

Bedroom 3

A bright single bedroom or office with carpet and neutral painted walls.

Bathroom

This beautifully presented bathroom featuring a pristine cream suite comprising a hand basin, WC, and bath and over head shower. Laminate flooring, and tiling to the walls.

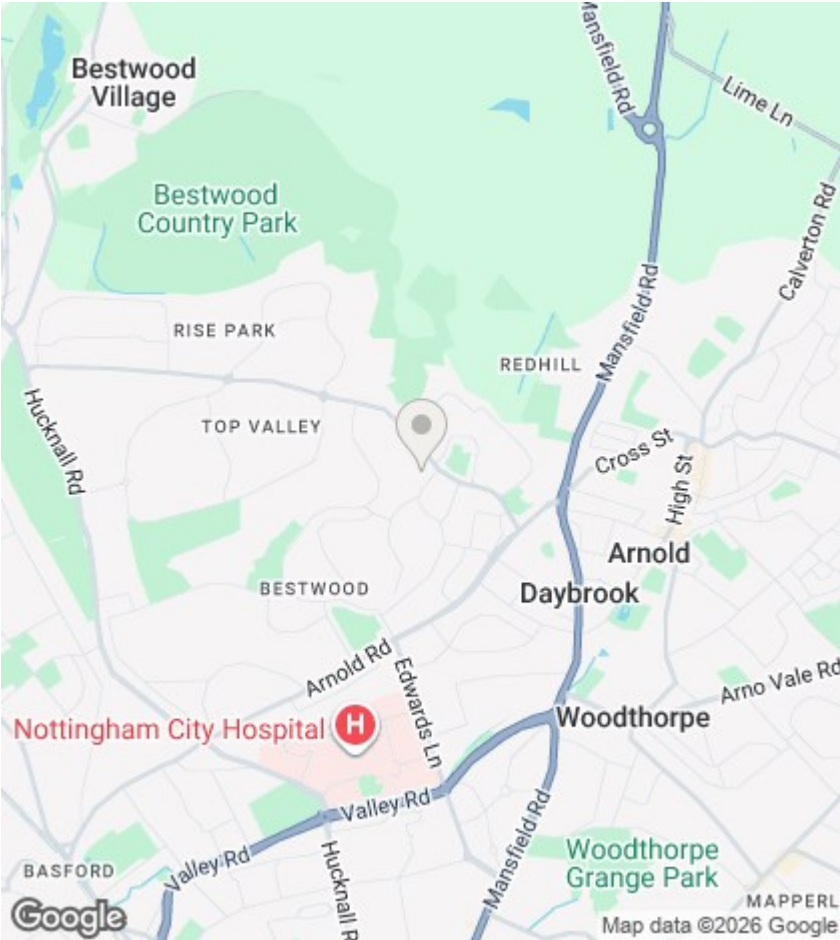
Garden

This easy-to-maintain garden is perfect for those seeking a low-effort outdoor space. It features a patio area, complemented by a grassed section. A wooden shed provides practical storage, while a back gate offers convenient access.

Parking - Driveway

There is a driveway directly in the front of the property for one car.

Parking - Off street



Directions

Viewings

Viewings by arrangement only. Call 01157042554 to make an appointment.

EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	