

JOHNSONS & PARTNERS

Estate and Letting Agency



4 YARWELL CLOSE,

NOTTINGHAM, NG3 7HF

OFFERS OVER £220,000



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Two Bedroom Semi-Detached Bungalow | Beautifully Presented Throughout | South-Facing Rear Garden | Modern Fitted Kitchen | Generous Living Room | Excellent Bedroom Storage | Garage & Additional Storage | Solar Panels | Quiet Cul-de-Sac Setting | Viewings are Highly Advised |

Beautifully presented from front to back, this attractive two-bedroom semi-detached bungalow combines immaculate interiors with a superb south-facing garden, excellent parking and a peaceful cul-de-sac setting.

The property has clearly been exceptionally well cared for, creating a home that feels bright, comfortable and ready to enjoy from day one.

Inside, a welcoming entrance leads through to a generous living room, beautifully presented in warm neutral tones and centred around an attractive feature fireplace. There is plenty of space for comfortable seating, while the large front window brings excellent natural light into the room.

The kitchen is another highlight, fitted with a contemporary range of high-gloss units providing plenty of storage and worktop space, together with integrated cooking appliances. There is also room for a small dining table, while glazed doors provide a lovely connection directly onto the rear garden.

There are two bedrooms, with the principal bedroom being a particularly comfortable double and benefitting from an excellent range of fitted wardrobes and storage. The second bedroom provides useful flexibility as a guest bedroom, home office or hobby room.

The accommodation is completed by a well-appointed shower room with fitted storage.

Outside, the rear garden is undoubtedly one of the home's standout features. Enjoying a desirable south-facing aspect, it has been beautifully maintained with a generous lawn, established planting and several paved seating areas, creating an inviting space for relaxing, gardening and entertaining.

To the front, a private driveway provides off-road parking, while further useful storage is available externally. Solar panels provide another welcome addition to what is already an exceptionally practical bungalow.

Tucked away within Yarwell Close, the property offers a lovely combination of single-storey living, excellent presentation and genuinely enjoyable outside space.

For buyers looking for a bungalow they can simply move into and enjoy, this is a particularly appealing home.

[Entrance Porch](#)

[Living Room](#)

[Breakfast Kitchen](#)

[Bedroom One](#)

[Bedroom Two](#)

[Shower Room](#)

[Buyers AML Check](#)

By law, we are required to conduct anti-money laundering checks on all potential buyers, and we take this responsibility very seriously. In line with HMRC guidelines, we use Thirdfort to securely manage these checks on our behalf. Once an offer is accepted (subject to contract), a secure link to Thirdfort will be sent to you to complete the biometric links electronically. A non-refundable fee of £15 + VAT per person will apply for these checks, and payment for this will be handled directly with our office. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale.

[Agents Disclaimer](#)

Disclaimer - Council Tax Band Rating - Nottingham City Council – Tax Band B

This information was obtained through the directgov website. Johnsons and Partners offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:

Property Tenure is Freehold

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Road Map



Hybrid Map



Terrain Map



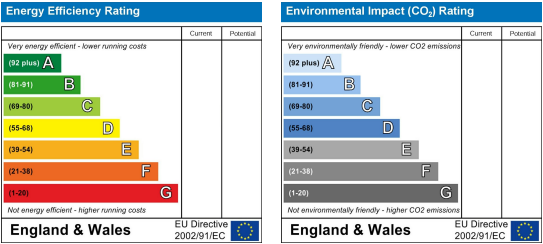
Floor Plan



Viewing

Please contact our Burton Joyce Office on 0115 931 2020 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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