



# £180,000

OFFER IN EXCESS OF  
DENNIS STREET  
NETHERFIELD

- TWO RECEPTION ROOM
- THREE BEDROOMS
- SHOWER ROOM
- MODERN KITCHEN
- CLOSE TO LOCAL AMENITIES
- EPC TBC



## Well-Presented Three-Bedroom Mid-Terrace Close to Amenities

WELCOME TO THIS BEAUTIFULLY PRESENTED MID-TERRACED HOME, IDEALLY LOCATED CLOSE TO A WIDE RANGE OF LOCAL AMENITIES AND OFFERING EXCELLENT TRANSPORT LINKS INTO NOTTINGHAM CITY CENTRE. WITH VICTORIA RETAIL PARK AND COLWICK PARK JUST A SHORT DISTANCE AWAY, THE PROPERTY ENJOYS A HIGHLY CONVENIENT SETTING.

UPON ENTRY, YOU ARE WELCOMED INTO A DINING ROOM, WHICH LEADS THROUGH TO THE LIVING ROOM. BETWEEN THE DINING AND LIVING AREAS IS A USEFUL BUILT-IN STORAGE CUPBOARD, ADDING TO THE HOME'S PRACTICALITY. THE LIVING ROOM FEATURES A MEDIA WALL WITH INTEGRATED ELECTRIC FIREPLACE AND WALL-MOUNTED TV RECESS, CREATING A STYLISH FOCAL POINT. STAIRS FROM THE LIVING ROOM TO THE FIRST FLOOR CONTRIBUTE TO THE HOME'S LAYOUT.

THE CONTEMPORARY FITTED KITCHEN OFFERS GENEROUS WORK SURFACES AND INTEGRATED APPLIANCES, WITH DIRECT ACCESS TO THE REAR GARDEN, CREATING A SEAMLESS INDOOR OUTDOOR FLOW.

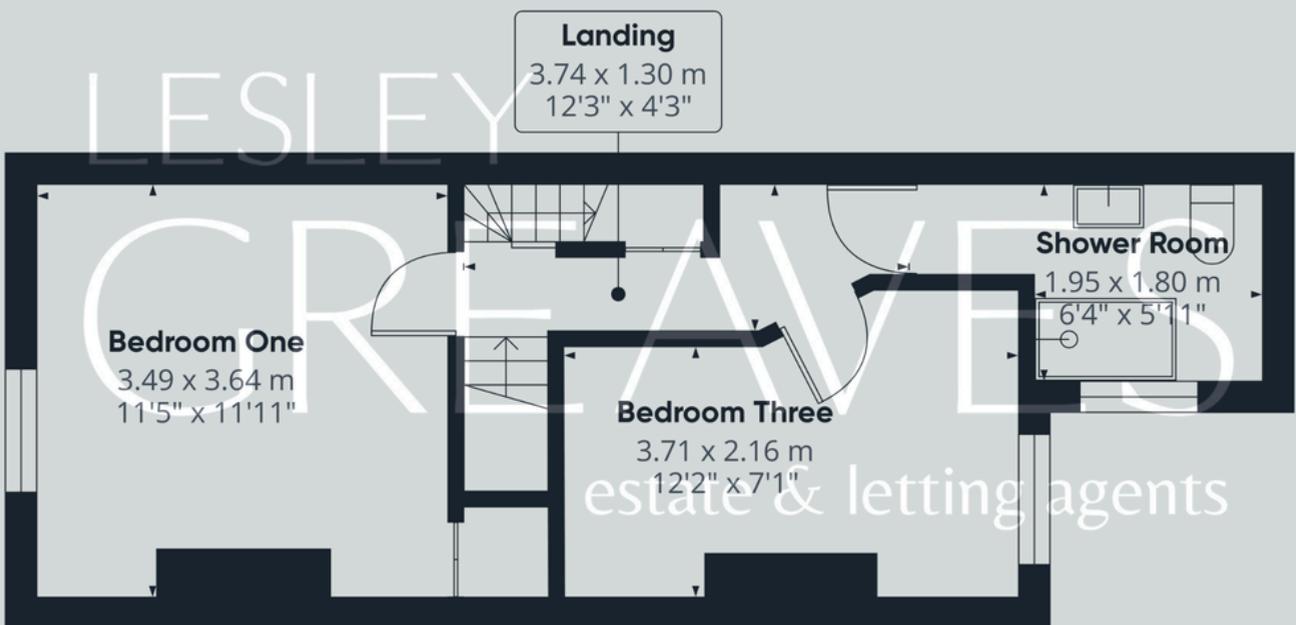
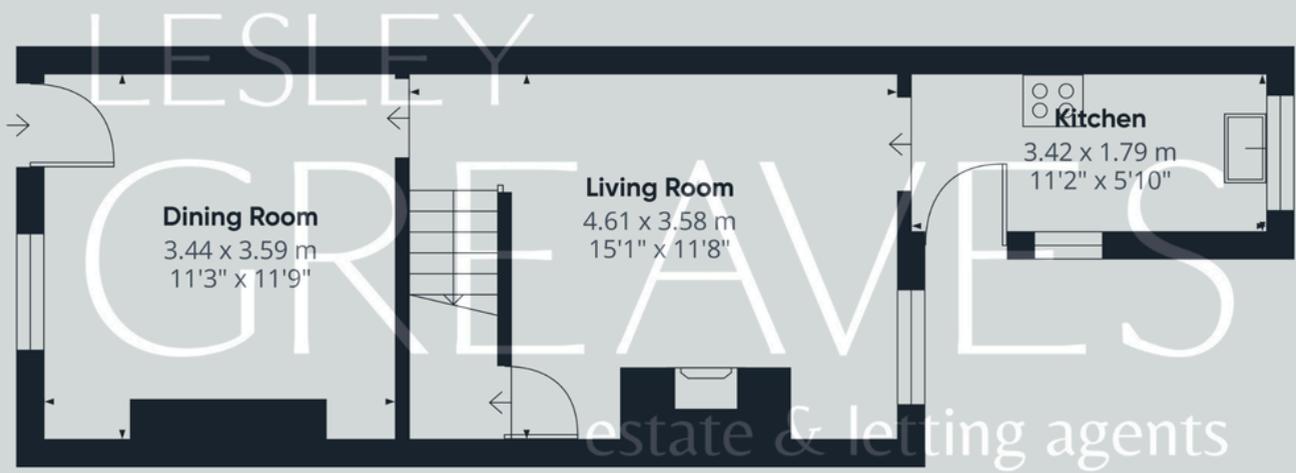
TO THE FIRST FLOOR ARE TWO WELL-PROPORTIONED BEDROOMS, WITH THE MAIN BEDROOM BENEFITING FROM BUILT-IN STORAGE, WHILE BOTH PROVIDE COMFORTABLE PRIVATE RETREATS. ALSO ON THIS LEVEL IS A MODERN SHOWER ROOM, FINISHED WITH CONTEMPORARY TILING AND FITTINGS, INCLUDING A WALK-IN SHOWER, VANITY WASH BASIN AND WC. THE SECOND FLOOR HOSTS A FURTHER SPACIOUS DOUBLE BEDROOM.

EXTERNALLY, THE LOW-MAINTENANCE REAR GARDEN FEATURES A PATIO SEATING AREA, IDEAL FOR OUTDOOR DINING AND ENTERTAINING.

THIS WELL PRESENTED HOME WOULD SUIT A WIDE RANGE OF BUYERS AND EARLY VIEWING IS HIGHLY RECOMMENDED.

- FREEHOLD
- COUNCIL TAX; BAND A
- LOCAL AUTHORITY; GEDLING BOROUGH COUNCIL
- MEASUREMENTS; TBC







Agent's Note: These particulars have been prepared in good faith and are provided for guidance purposes only. While every effort has been made to ensure their accuracy, they should not be relied upon as exact. All measurements are approximate, and floor plans are for illustrative purposes only. Prospective buyers or tenants are advised to verify all details independently, conduct their own due diligence, and note that services, systems, and appliances have not been tested.

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