



Bedale Road,  
Sherwood Dales, Nottingham  
NG5 3GN

**£350,000 Freehold**



Welcome to Bedale Road... A highly sought-after area of Sherwood Dales, Nottingham, this well-presented three-bedroom detached family home offers a perfect blend of modern living and convenience. As you enter the property, you'll be greeted by an entrance porch, leading into a spacious entrance hall that provides access to the open-plan lounge/dining room, the well-equipped kitchen, and the stairs to the first floor.

The open-plan lounge/dining room creates a bright and airy space, perfect for family living and entertaining. The large windows flood the room with natural light, creating a welcoming atmosphere. The dining area offers ample space for family meals, and the living area provides a comfortable space to relax after a busy day.

Upstairs, the property features three generously-sized bedrooms and a family bathroom, ideal for family living.

Externally, the property benefits from a driveway with space for two cars, plus a garage that can be accessed from the rear garden for added convenience. The beautiful rear garden is south facing and perfect for outdoor entertaining, with a patio area ideal for summer evenings and family BBQs, and a neatly maintained lawn offering a peaceful, private space.

Conveniently located, this home is close to local schools, transport links, and shops. It is also within walking distance of the City Hospital, making it an excellent choice for professionals and families alike. This delightful home in Sherwood Dales offers the perfect combination of comfort, practicality, and accessibility.

This is an opportunity not to be missed, call us today to arrange your viewing!



### Front of Property

To the front of the property there is a tarmac driveway providing off the road parking for up to two cars, access to the garage, walled boundaries, on road permit parking.

### Entrance Porch

Wooden entrance door to the porch, single glazed windows, tiled flooring, composite door leading into the entrance hallway with double glazed above and to either side.

### Entrance Hallway

Wall mounted radiator, under the stairs storage, staircase leading to the first floor landing, LVT flooring, door leading to the lounge, door leading to the kitchen.

### Open Plan Lounge Diner

30'11" x 10'11" approx (9.43 x 3.35 approx)

Double glazed bay fronted window to the front elevation, double glazed French doors to the rear elevation leading to the rear garden, two wall mounted radiators, gas fire with marble hearth and wood surround, coving to the ceiling.

### Kitchen

15'3" x 7'9" approx (4.65 x 2.38 approx)

Tiled flooring, wall mounted radiator, spotlights to the ceiling, door to under the stairs storage which would be well utilised as a pantry, a range of wall and base units with worksurfaces over incorporating a double sink and drainer unit with mixer tap over, double glazed square bay fronted window to the rear elevation, tiled splashbacks, four ring gas hob with a cooker hood above, integrated grill and oven, integrated dishwasher, space and plumbing for washing machine, integrated fridge, double glazed door to the side elevation.

### First Floor Landing

Carpeted flooring, double glazed window to the side elevation, wall mounted radiator, access to loft, doors to rooms.

### Bedroom One

15'8" x 8'11" approx (4.80 x 2.73 approx)

Spotlights to the ceiling, bay fronted window to the front

elevation, wall mounted radiator, carpeted flooring, built in wardrobes.

### Bedroom Two

11'11" x 11'0" approx (3.64 x 3.36 approx)

Double glazed window to the rear elevation, wall mounted radiator, carpeted flooring, built in storage cupboard housing the boiler.

### Bedroom Three

7'3" x 8'2" approx (2.22 x 2.49 approx)

Double glazed window to the front elevation, wall mounted radiator, carpeted flooring, coving to the ceiling.

### Bathroom

7'2" x 8'5" approx (2.20 x 2.58 approx)

Tiled flooring, tiled splashbacks, double glazed window to the rear elevation, vanity wash hand basin with mixer tap, WC, shower cubicle with electric shower over, spotlights to the ceiling, corner bath with separate hot and cold taps, heated towel rail.

### Rear of Property

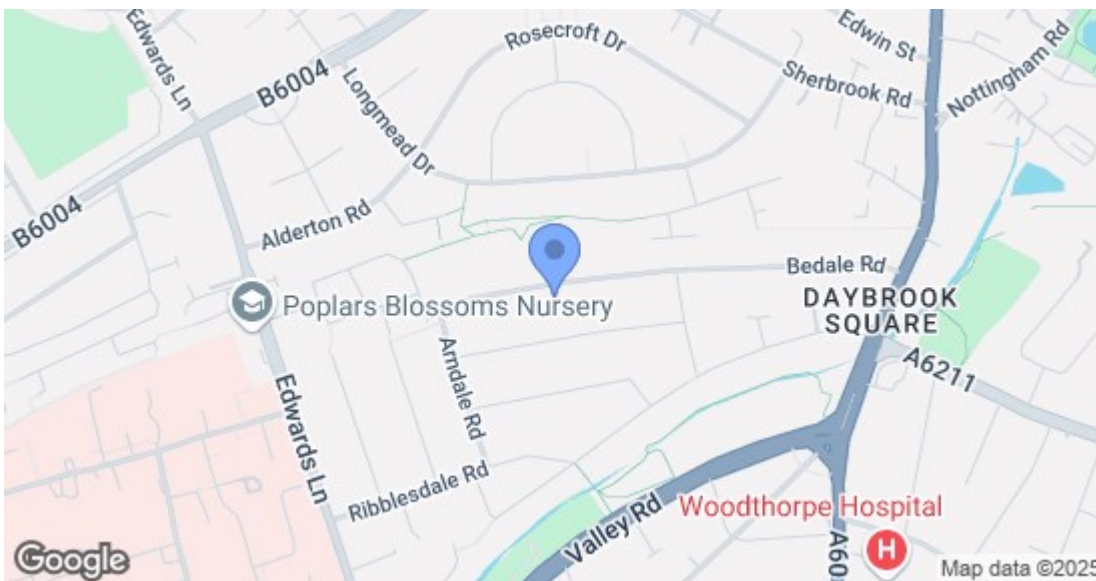
To the rear of the property there is an enclosed, south facing rear garden with patio area, steps leading to further patio area, steps to further lawned area, outside tap, outside power socket to the garage, shed, fencing and hedging to the borders, plants and shrubbery planted to the borders, access to the garage.

### Garage

9'10" x 16'4" approx (3 x 5 approx)

Double glazed entrance door, double glazed window, electric roller door to the front, power and lighting.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.