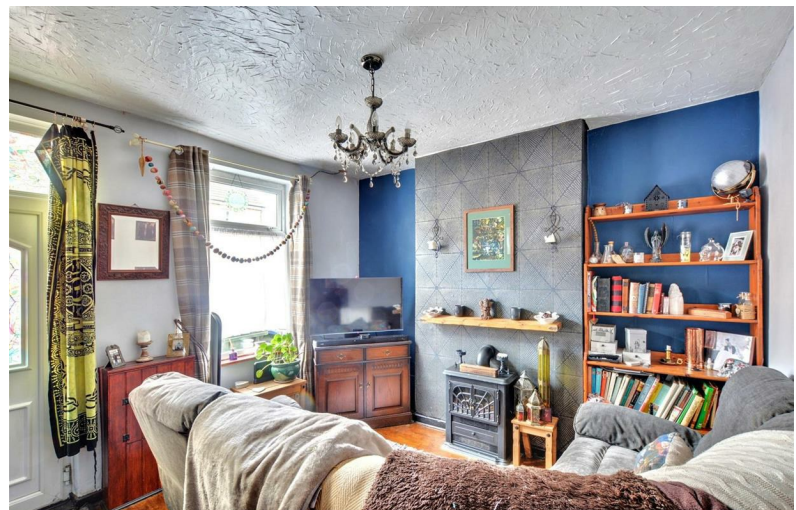




**Dunstan Street
Netherfield, Nottingham NG4 2PB**

**Stylish Two-Bedroom Terraced Home –
Dunstan Street, Netherfield**

**Offers In Excess Of
£170,000**

0115 648 5485



/robertellisestateagent



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Located on the quiet and convenient Dunstan Street in the heart of Netherfield, this beautifully presented two-bedroom terraced property offers a perfect blend of charm, comfort, and modern upgrades — ideal for first-time buyers, professionals, or investors.

Entering through the front door, you're welcomed directly into a cosy and well-lit lounge, featuring a uPVC front window and a charming electric stove-effect fireplace that creates a warm and homely feel. Moving through the property, you'll find a spacious kitchen diner with a newly fitted kitchen, boasting ample storage, built-in white goods, and an adjoining larder and utility area — ideal for everyday convenience and entertaining.

At the rear of the ground floor is a modern, newly fitted three-piece shower room, complete with a double shower enclosure and contemporary smart features, offering both style and practicality.

Upstairs are two well-proportioned double bedrooms. The main bedroom includes access to a walk-in wardrobe, providing excellent storage. The second bedroom is currently used as a relaxed lounge and home office, offering flexibility for modern lifestyles. Additional storage is available via a useful loft space.

The rear garden is a standout feature, with a low-maintenance design that includes a front patio area with a storage shed, a central section housing a hot tub, and a further seating area at the rear — ideal for outdoor entertaining or relaxing in the sun.

This property is perfectly positioned just a short walk from a wide range of local amenities. Netherfield's vibrant shopping area, including Morrisons, local cafés, and independent shops, is under 5 minutes' walk away. Carlton and Netherfield train stations are both within a 10-minute walk, offering direct access to Nottingham city centre in under 15 minutes. The popular Victoria Retail Park, with major high-street brands and supermarkets, is also just over a mile away. Excellent bus routes and easy access to the A612 ensure strong transport links for commuters.

Immaculately finished throughout and offering flexible, modern living in a well-connected location, this is a home not to be missed. Early viewing is strongly recommended.



Lounge

11'8" x 11'6" approx (3.561 x 3.519 approx)

UPVC double glazed window to the front elevation leading into the lounge comprising, UPVC double glazed window to the front elevation, laminate floor covering, electric fire, wall mounted radiator, hallway leading through to the kitchen diner and providing access to the staircase leading to the first floor landing.

Kitchen Diner

11'8" x 12'1" approx (3.567 x 3.708 approx)

Tiled flooring, opening through to the pantry, a range of wall and base units with worksurfaces over incorporating a 1 1/2 bowl sink and drainer unit with swan neck mixer tap featuring pull out spray, space and plumbing for a dishwasher, integrated oven with five ring gas hob over and extractor hood above, space and point for fridges and freezer, ample space for dining table, wall mounted radiator, UPVC double glazed window to the rear elevation, opening through to the rear hallway.

Rear Hallway

Space and plumbing for a washing machine, space and point for a tumble dryer, tiled flooring, UPVC double glazed door leading out to the rear garden, door leading through to the downstairs shower room.

Shower Room

4'4" x 5'11" approx (1.338 x 1.814 approx)

Laminate floor covering, tiled splashbacks, WC, UPVC double glazed window to the side elevation, walk-in shower enclosure with mains fed rainwater shower head over, wall mounted heated towel rail, vanity handwash basin with mixer tap and storage below.

First Floor Landing

Wooden flooring, doors leading off to rooms.

Bedroom One

11'7" x 12'3" approx (3.554 x 3.758 approx)

UPVC double glazed window to the rear elevation, coving to the ceiling, laminate floor covering, wall mounted radiator, built-in storage cupboard.

Bedroom Two

11'7" x 11'5" approx (3.549 x 3.492 approx)

UPVC double glazed window to the front elevation, coving to the ceiling, wooden flooring, wall mounted radiator, built-in storage cupboard.

Outside

To the front of the property there is on road parking.

To the rear of the property there is a courtyard style garden with fencing to the boundaries creating a completely personable space subject to the buyers needs and requirements, shed, outdoor water tap.

Agents Notes: Additional Information

Council Tax Band: A

Local Authority: Gedling

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 14mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

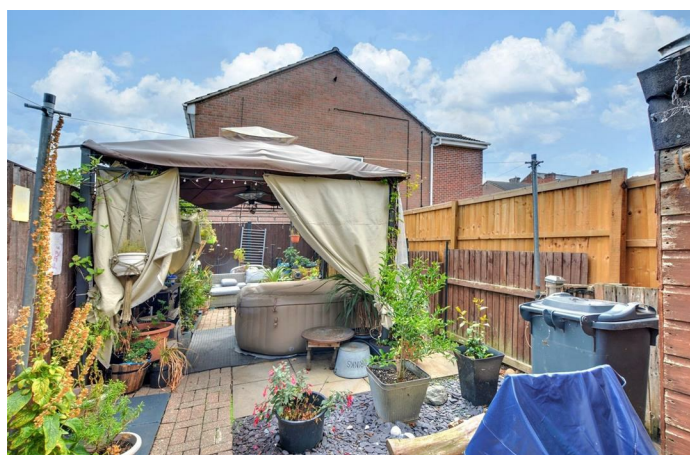
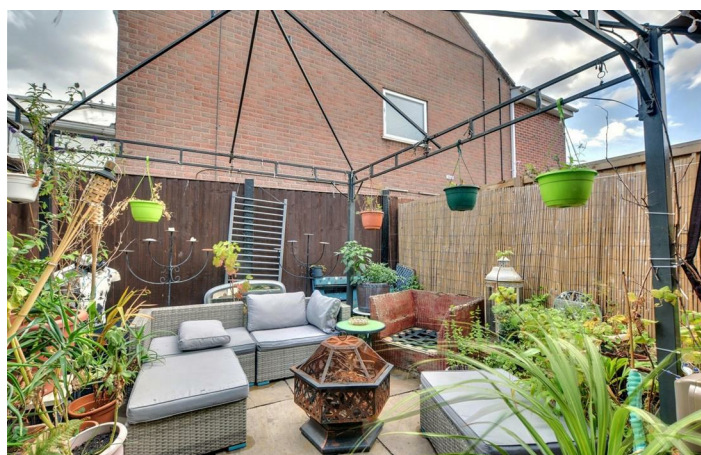
Flood Risk: No flooding in the past 5 years

Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No



Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales 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.