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**DavidJames**  
the estate agent

**Cardale Road, Bakersfield, Nottingham, NG3 7BS**

**Guide Price £220,000**

# About This Property

This extended traditional style semi-detached house offers a perfect blend of modern convenience and classic charm. Boasting three bedrooms with fitted wardrobes in the first two, this home is designed for comfortable living. The lounge/dining room features laminate flooring and a cozy gas-fired log effect burner set within a stylish fireplace, creating a warm and inviting atmosphere. The kitchen features a range of modern handleless units and a vaulted ceiling with a Velux window, allowing natural light to flood the space. Practicality is key, with a ground floor WC and utility room for added convenience, along with a first-floor shower room with a double-width shower cubicle and mains shower. There is also combination gas central heating and UPVC double glazing. Outside, a double-width and tandem block-paved driveway offer ample off-road parking, while the low-maintenance paved enclosed rear garden provides a private retreat. Situated in a convenient location, this property is close to amenities in both Sneinton and Carlton and benefits from easy access to regular bus routes. Don't miss the opportunity to make this house your home.

- Extended traditional style semi detached house
- Three bedrooms, fitted wardrobes to bedrooms one and two
- Lounge/dining room with laminate flooring and gas fired log effect burner set to a fireplace
- Kitchen with a range of modern handleless units and vaulted ceiling with Velux window
- Ground floor Wc with washbasin, utility room
- First floor shower room/Wc with double width shower cubicle and mains shower
- Combination gas central heating, IPVC double glazing
- Double width and tandem block paved driveway provides ample off road parking
- Low maintenance paved enclosed rear garden
- Close to amenities in both Sneinton and Carlton and situated on regular bus routes







**Lobby**  
1.60 x 0.91 m  
5'2" x 2'11"

**Floor 0**



**Shower Room**  
2.01 x 2.00 m  
6'6" x 6'6"

**Landing**  
1.76 x 1.42 m  
5'9" x 4'7"

**Floor 1**



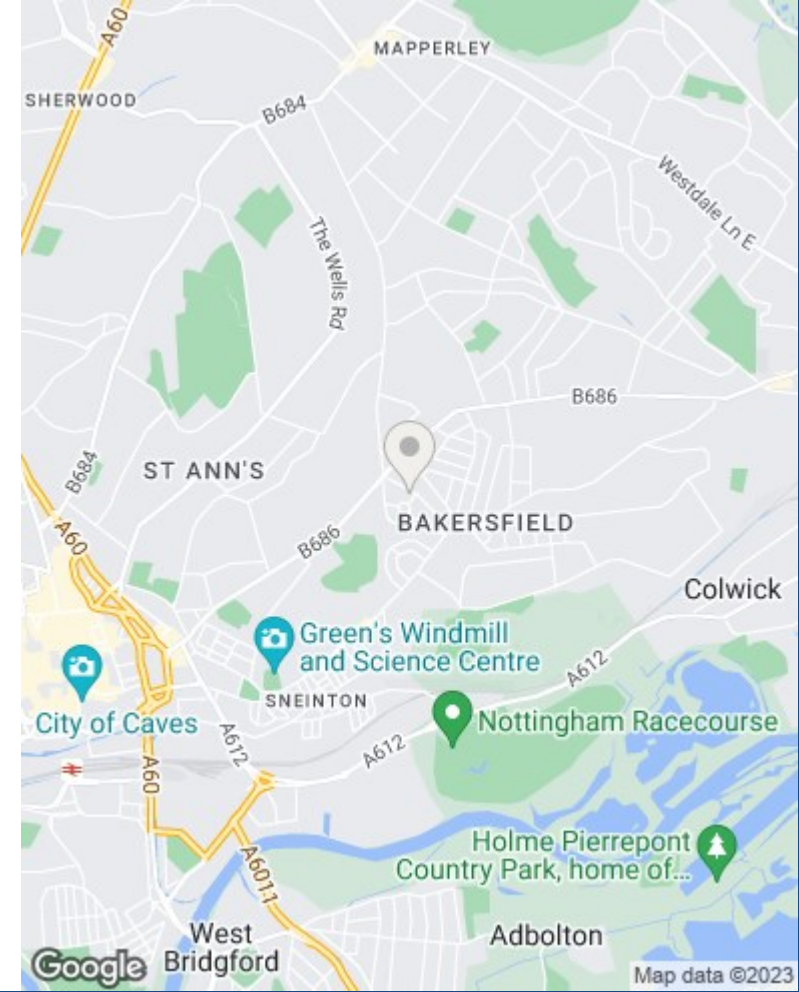
Approximate total area<sup>(1)</sup>

82.56 m<sup>2</sup>  
888.62 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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**Council Tax Band: A**  
**Nottingham City Council**  
**Freehold**

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