



**37 Bakerdale Road, Nottingham – NG3 7GJ**

Guide Price **£280,000**

**DavidJames**  
the estate agent



## 37 Bakerdale Road

Nottingham, Nottingham

Attractive detached bungalow with no upward chain, spacious rooms, L-shaped breakfast kitchen, stylish shower room, landscaped rear garden. Driveway parking, carport. Close to shops, transport links.

Council Tax band: B

Tenure: Freehold

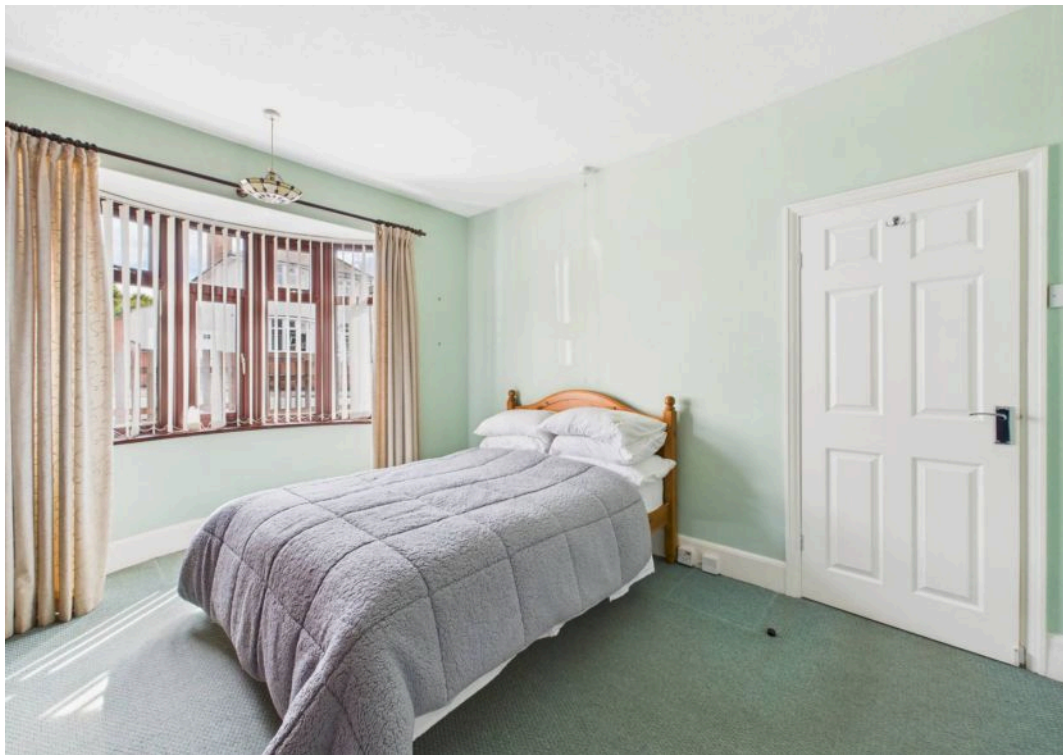
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Charming detached bungalow with no upward chain, offering superb scope for personalisation and future value
- Large rear lounge with ornate gas fireplace and French doors opening into conservatory
- Conservatory with French doors onto raised patio area
- Spacious breakfast kitchen with family dining area and garden access
- Two generously sized double bedrooms, each enhanced by large bay windows
- Principal bedroom with full-height fitted wardrobes
- Modern shower room with walk-in double shower
- Enclosed, landscaped rear garden with raised patio area leading to lawn, feature timber pagola and mature borders
- Driveway with decorative stone frontage and secure gated carport for multiple vehicles
- Close to local shops, amenities and public transport links for easy daily convenience







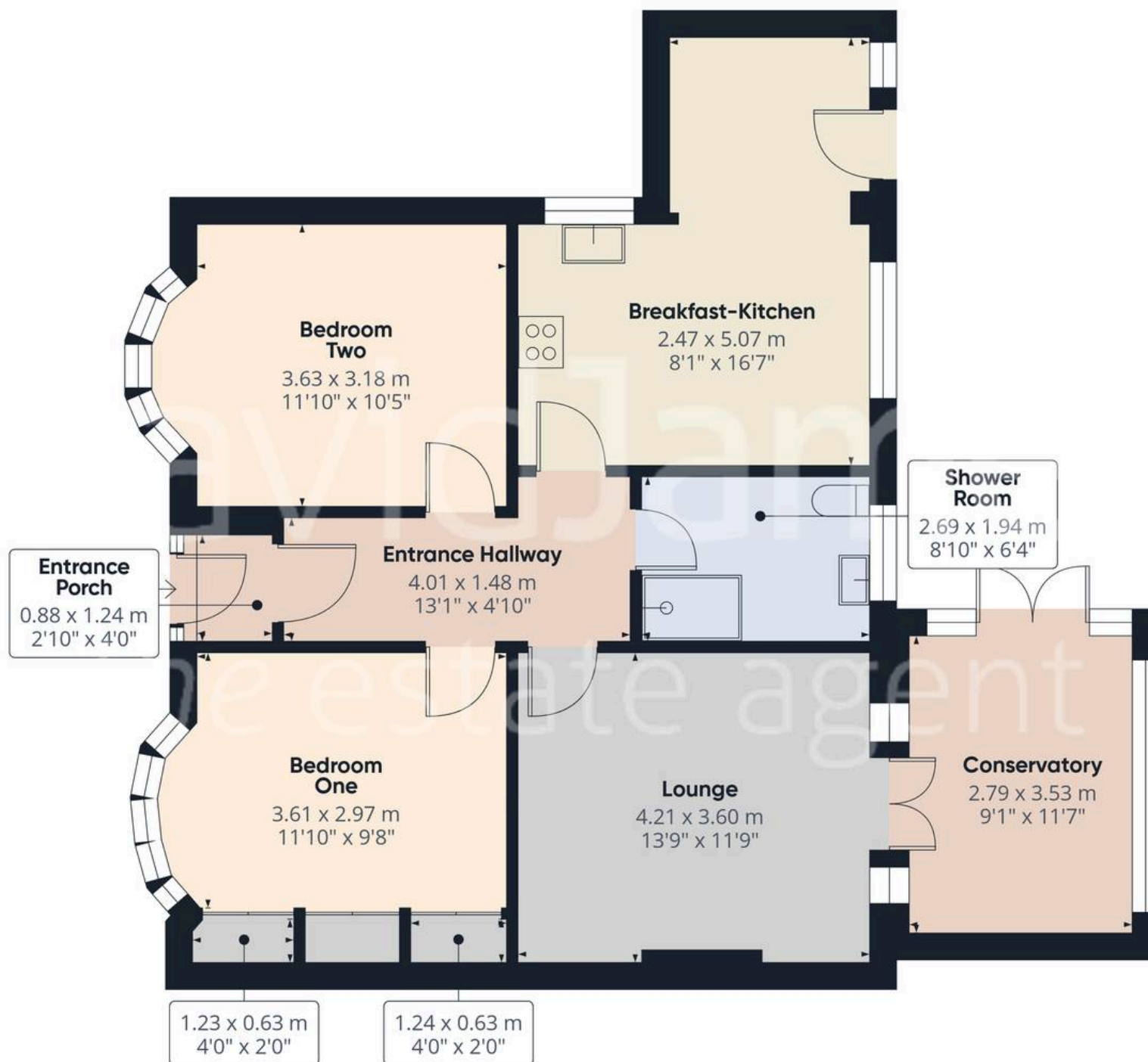
Approximate total area<sup>(1)</sup>

82.6 m<sup>2</sup>  
890 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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## David James Estate Agents

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