



**36 Pateley Road, Nottingham - NG3 5QF**

Guide Price **£350,000**





## 36 Pateley Road

Nottingham, Nottingham

Spacious traditional detached house close to amenities and schools with two reception rooms, dining kitchen, three beds alongside a good-sized rear garden, garage & driveway!

Council Tax band: C

Tenure: Freehold

- Traditional detached home perfect for family living
- Close to local amenities, schools and regular bus services
- Welcoming hallway with charming decorative arched glass window
- Spacious bay-fronted lounge with feature foldable glazed doors
- Good sized second reception room with log burner and rear garden views
- Dining kitchen with fitted base and wall units plus integrated appliances
- Three bedrooms (including two doubles with large bay windows)
- Main bathroom with mains shower over bath and separate WC
- Enclosed rear garden with decked seating area, patio and lawn
- Driveway with garage providing off-street parking









Floor 0

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

99.8 m<sup>2</sup>

1075 ft<sup>2</sup>



Floor 1



(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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