



11 Dylan Thomas Road, Nottingham - NG5 5UA

Guide Price £230,000





11 Dylan Thomas Road

Nottingham, Nottingham

Well-presented 3-bed semi-detached home in quiet cul-de-sac close to amenities, schools and buses! Modern kitchen, lounge, garden with patio, driveway for 2 cars. Ideal for first-time buyers!

Council Tax band: B

Tenure: Freehold

- Well-presented semi-detached home
- Quiet cul-de-sac position
- Within easy reach of local amenities, bus services, , schools, Arnold and the stunning Bestwood Country Park
- Ideal for a first-time buyer looking to step on the property ladder
- Bright and neutrally-decorated lounge
- Modern fitted kitchen with integrated cooking appliances
- Three first floor bedrooms (main bedroom with in-built wardrobes)
- Modern bathroom with a three-piece white suite and over-bath shower
- Southerly-facing lawned rear garden with an initial feature patio seating area
- Driveway providing off-street parking for two vehicles









Entrance Hall
1.35 x 1.39 m
4'5" x 4'6"

Lounge
3.57 x 3.94 m
11'8" x 12'10"

Kitchen
4.50 x 2.39 m
14'9" x 7'10"

Floor 0

Approximate total area⁽¹⁾
54.2 m²
584 ft²
Reduced headroom
1.3 m²
13 ft²



Bedroom One
2.57 x 3.02 m
8'5" x 9'10"

Bedroom Two
2.54 x 2.75 m
8'4" x 9'0"

Bedroom Three
1.91 x 2.13 m
6'3" x 7'0"

Bathroom
1.88 x 1.62 m
6'2" x 5'3"

Floor 1

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

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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