



**15 Robin Bailey Way, Nottingham,
Nottinghamshire NG15 7UP**

£1,250 pcm
Tel: 0115 9680268



- Enclosed Rear Garden
- Off Road Parking
- Viewing Highly Recommended
- 4 Bedroom Family Home
- Available now
- Downstairs Cloakroom

This spacious four-bedroom semi-detached home is ideally located in a desirable residential area, close to local amenities including shops, public transport, and a nearby tram station, offering excellent commuter links.

The ground floor comprises a modern fully fitted kitchen with a range of stylish cream wall and base units, built-in oven and hob, and direct access to the rear garden. There is a separate dining room, a bright and airy lounge, and a downstairs WC with a contemporary white suite.

On the first floor, the master bedroom features fitted wardrobes and an en-suite bathroom with a white suite. A second generously sized double bedroom and a family bathroom with a three-piece white suite are also located on this level.

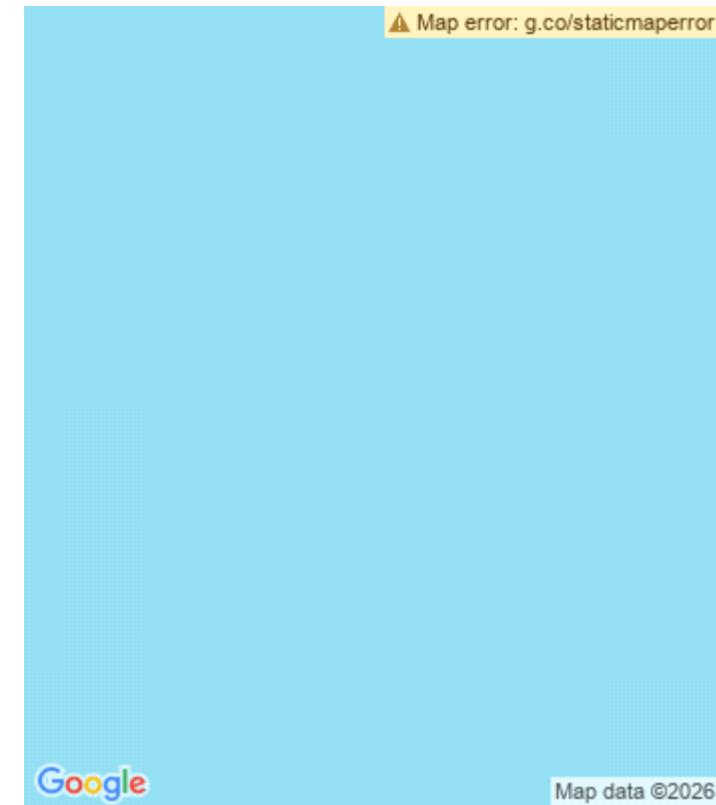
The second floor offers two further spacious double bedrooms and an additional shower room, making it ideal for families or those needing extra space for guests or home working.

Externally, the property benefits from an enclosed rear garden, mainly laid to lawn, and a driveway to the front providing off-road parking. Additional features include gas central heating and double glazing throughout.

Viewing is highly recommended to fully appreciate the space and quality this property offers. Perfect for professional families seeking a modern and conveniently located home.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Viewing by appointment only
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