



72 The Downs
Nottingham, Nottinghamshire, NG11 7EA

£325,000

4 Bedroom Bungalow

- Freehold
- Spacious four-bedroom semi-detached bungalow
- Modern fitted kitchen
- Generous lounge
- Two ground floor double bedrooms
- Well-appointed family bathroom located on the ground floor
- Impressive principal bedroom with en-suite shower room
- Additional first floor double bedroom accessed from a spacious landing
- Block-paved driveway providing ample off-road parking
- Generous enclosed rear garden with a purpose-built garage
- EPC Rating - C Council Tax Band- C

[Click here to access the Energy Performance Certificate for 72 The Downs, Nottingham, Nottinghamshire, NG11 7EA](#)



Overview

Situated in the popular residential area of Silverdale, NG11, this deceptively spacious four bedroom semi-detached bungalow offers flexible and well-presented accommodation arranged over two floors, making it an ideal home for families, professionals, or those seeking versatile living space.

Upon entering the property, you are welcomed into a bright and inviting interior that has been thoughtfully maintained throughout. The modern fitted kitchen is well-equipped with a range of contemporary units, ample work surface space, and a breakfast bar, creating a practical and sociable area for everyday dining and entertaining. The generous lounge provides a comfortable and relaxing living space, perfect for family gatherings or unwinding after a long day.



The ground floor also benefits from two well-proportioned double bedrooms, offering flexibility for a variety of living arrangements. One of these bedrooms enjoys French doors opening directly onto the rear garden, allowing an abundance of natural light and creating a seamless connection between the home and outdoor space. A well-appointed family bathroom completes the ground floor accommodation.

To the first floor, a spacious landing leads to two further double bedrooms. The impressive principal bedroom benefits from its own en-suite shower room, while the additional double bedroom provides excellent accommodation for family members, guests, or a home office if required.

Externally, the property enjoys attractive kerb appeal with a block-paved driveway providing ample off-road parking, complemented by a brick-built boundary wall to the front. To the rear, a generous enclosed garden offers plenty of space for outdoor entertaining, children's play, or simply enjoying the outdoors in privacy. A particular highlight of the property is the purpose-built garage, which benefits from power, lighting, and a convenient WC, together with useful storage space above, providing excellent versatility as a workshop, hobby room, or additional storage facility.

Offering spacious and adaptable living accommodation, excellent outdoor space, and a desirable location, this superb home presents a fantastic opportunity for a wide range of purchasers and should be viewed to fully appreciate all that it has to offer.





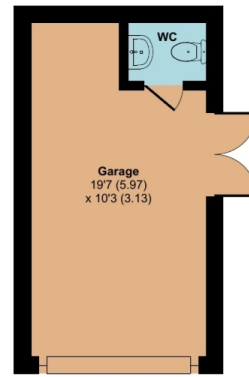
The Downs, Nottingham, NG11

Approximate Area = 1302 sq ft / 120.9 sq m

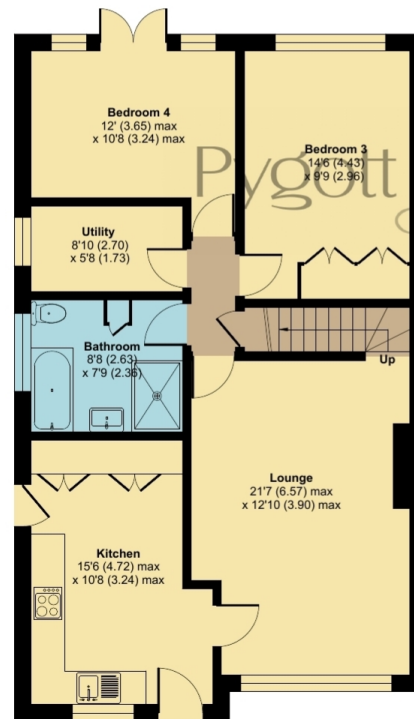
Garage = 201 sq ft / 18.6 sq m

Total = 1503 sq ft / 139.5 sq m

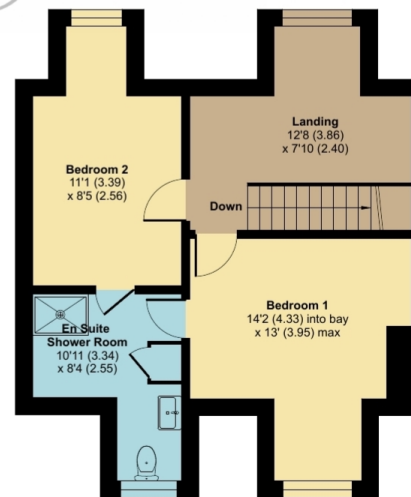
For identification only - Not to scale



GARAGE



GROUND FLOOR

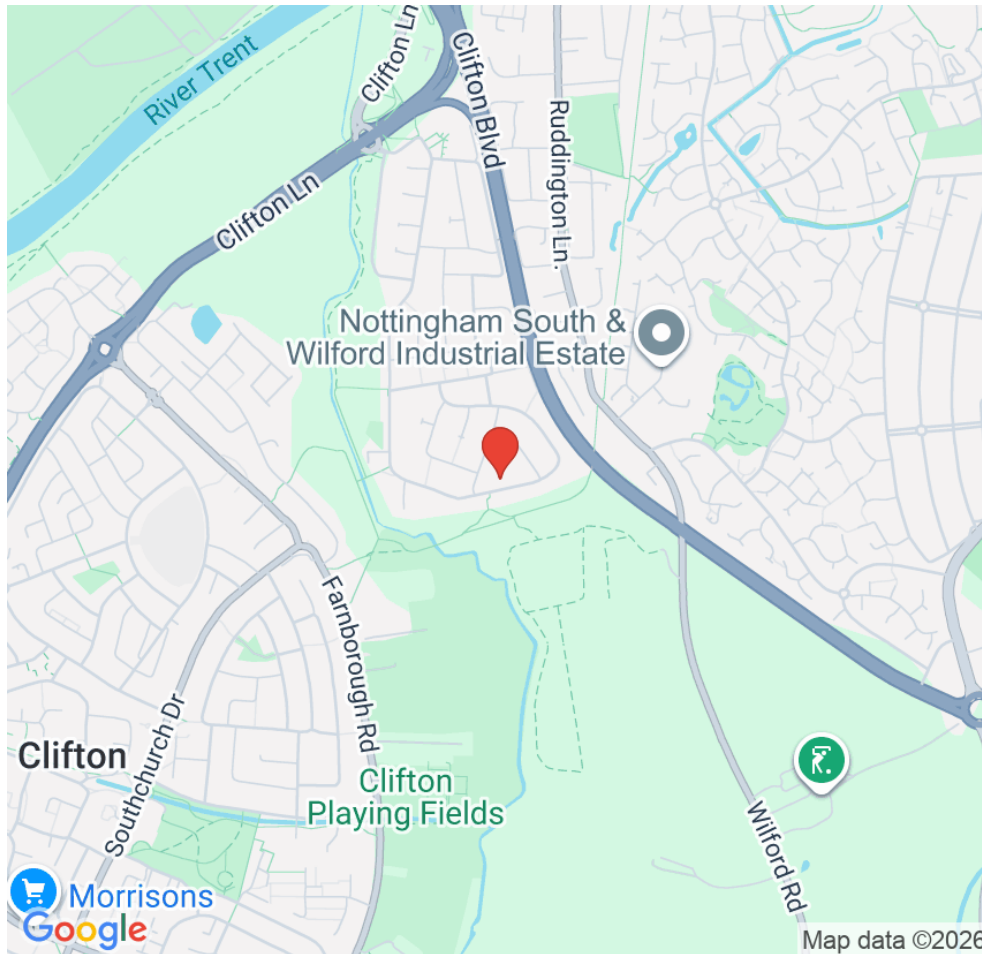


FIRST FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Pygott & Crone. REF: 1484782



Location



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