



**Bradleys Yard  
Plumtree  
Nottingham  
NG12 5NR**

**Offers in Excess of £857,000**

**bettermove**

# Bradleys Yard Nottingham

Bettermove are proud to present this beautiful and unique 5 bedroom detached barn conversion in Plumtree, Nottingham.

The property benefits from double glazing; with the exemption of the utility room which is to aid ventilation, gas central heating throughout and has off street parking available via a large private driveway and garage. The council tax band is G.

The interior of this beautifully presented property comprises 6 spacious reception rooms which includes a large dining room, a bathroom, office and a fitted kitchen on the ground floor. The first floor consists of 5 bedrooms and 4 large bathrooms. The exterior boasts a large private south facing garden, perfect for enjoying the summer months.

Located in the highly sought after area of Plumtree, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from A606 and many local bus routes.

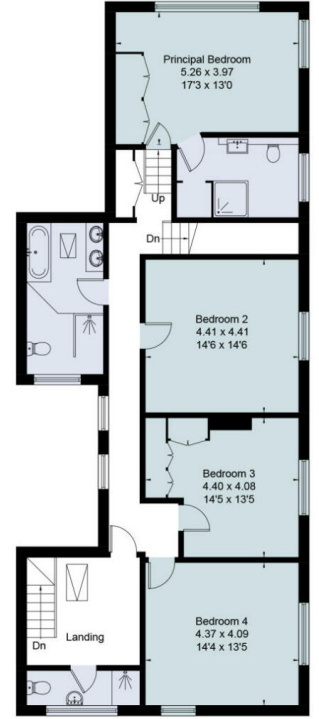
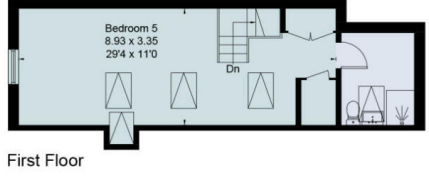
This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs. The exclusivity fee is returned to you upon successful completion of the property.



Approximate Area = 409.3 sq m / 4406 sq ft  
 Garage = 27.5 sq m / 296 sq ft  
 Store = 9.7 sq m / 104 sq ft  
 Total = 446.5 sq m / 4806 sq ft  
 For identification only. Not to scale.  
 © Fourwalls



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
 fourwalls-group.com 323928

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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