



23 Kelling Close, Nottingham - NG5 5JL

Guide Price **£290,000**

DavidJames
the estate agent



23 Kelling Close

Nottingham, Nottingham

End-terrace home with a beautiful self-contained detached annexe! Lounge, kitchen, conservatory, 3 beds plus a low-maintenance garden and multi-vehicle driveway. Ideal for multi-generational living!

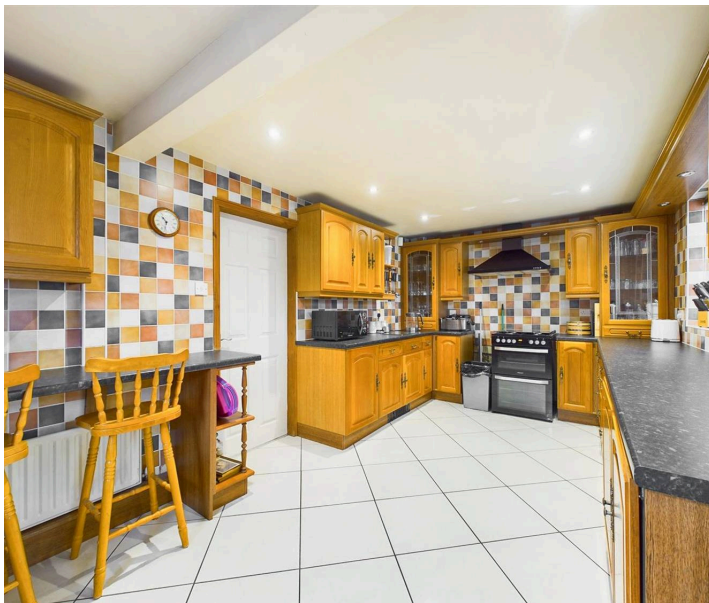
Council Tax band: A

Tenure: Freehold

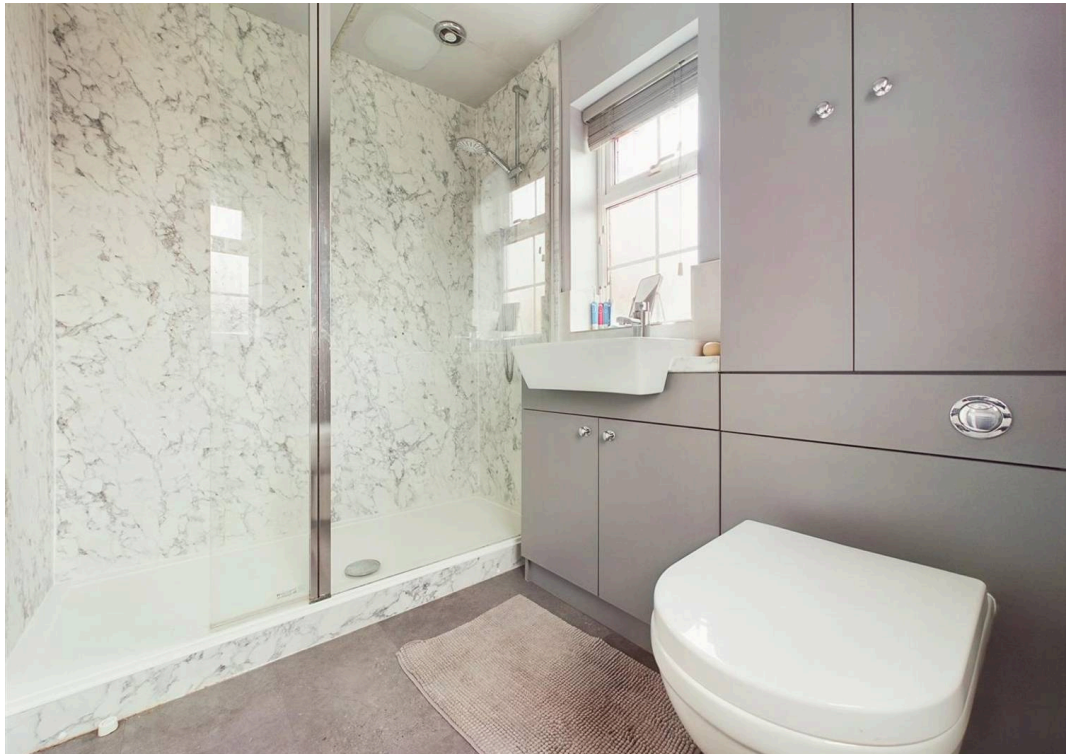
EPC Energy Efficiency Rating: C

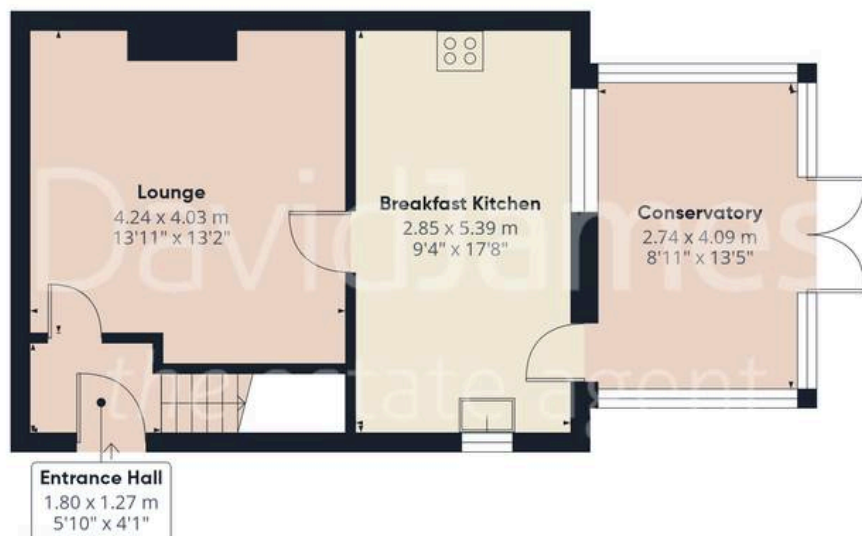
EPC Environmental Impact Rating: C

- End-terrace house
- Fantastic detached self-contained annexe provides independent living
- Spacious lounge with feature gas fire
- Breakfast kitchen with space for freestanding appliances
- Versatile conservatory with French doors
- Three recently redecorated first floor bedrooms
- Beautiful modern shower room with walk-in cubicle
- Annexe with open plan living space and fully-equipped kitchen
- Annexe double bedroom with superb en-suite shower room
- Generous plot with driveway and low-maintenance rear garden









Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

117.7 m²

1265 ft²

(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.

GIRAFFE360



David James Estate Agents

98-100 Front Street, Arnold - NG5 7EJ

0115 955 5550 • arnold@david-james.com • www.david-james.com

These particulars are produced in good faith and are set out as a general guide only. Measurements are approximate and floor plans are for illustrative purposes only. Services have not been tested. We have established professional relationships with third-party suppliers for the provision of services to Clients, details of which can be found on the property listing page on our website.