



374 St. Albans Road, Nottingham – NG6 9FR

Guide Price **£325,000 – £350,000**



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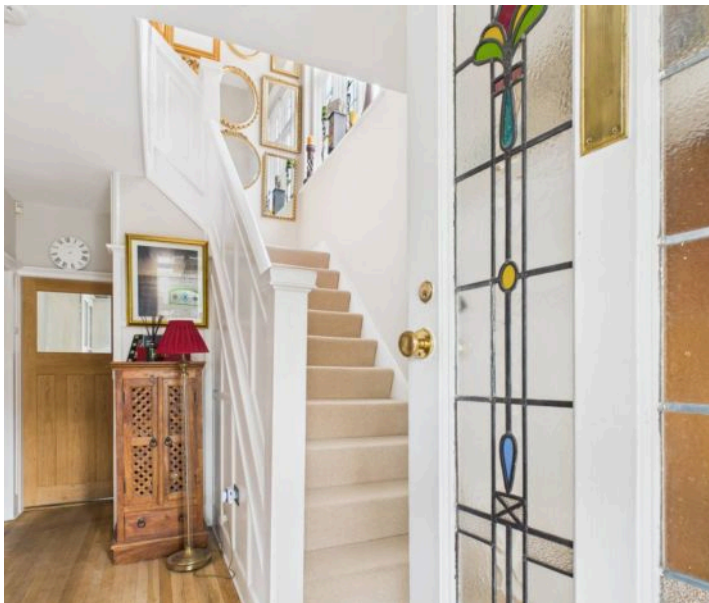
Nottingham, Nottingham

GUIDE PRICE £325,000-£350,000 Extended traditional detached family home with modern comforts & traditional charm! Close to local amenities, versatile living spaces & a wonderful garden plus parking.

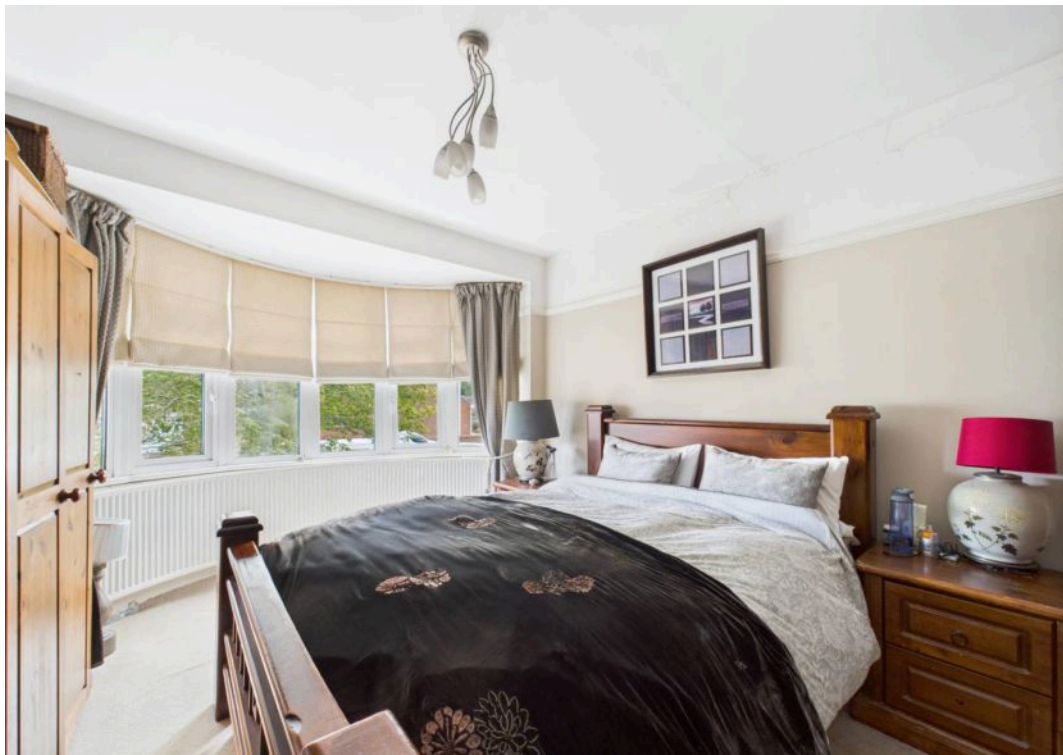
Council Tax band: C

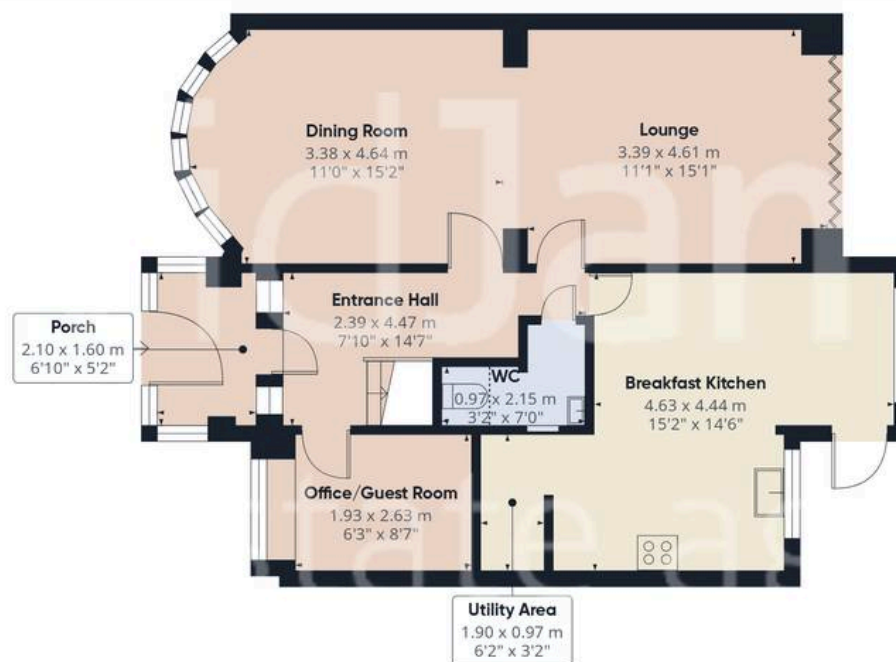
Tenure: Freehold

- Traditional detached and extended family home
- Within easy reach of Bulwell's local amenities, schools and frequent City-bound bus services
- Welcoming entrance hall and porch with original stained-glass glazing
- Open plan lounge and adjoining dining room with feature bifold doors
- Versatile office/guest room, downstairs WC and a utility/laundry area
- Superb fitted kitchen with a breakfast bar and space for freestanding appliances
- Three first floor bedrooms (bedroom two with fitted wardrobes)
- Fantastic four-piece modern bathroom with a walk-in shower enclosure and separate bath
- Beautiful south-westerly facing established garden with an initial elevated patio seating area
- Driveway providing off-street parking for multiple vehicles









Floor 0



Floor 1

Approximate total area⁽¹⁾

116 m²

1250 ft²

Reduced headroom

0.6 m²

7 ft²

(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.

GIRAFFE360



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