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DavidJames
the estate agent

Holly Gardens, Thorneywood, Nottingham, NG3 2PB

Guide Price £230,000

About This Property



This attractive detached family home offers a wonderful opportunity to enjoy the convenience of a well-positioned home and with frequent bus services within walking distance, accessing Nottingham City Centre couldn't be easier!

Upon entering, you are greeted by an open entrance space that leads into a bright and spacious lounge. This area features exposed floorboards for a touch of character and provides a great space to relax and unwind.

The heart of the home is the dining kitchen, equipped with a range of fitted units plus an integrated oven, hob and extractor. Space is available for a dining table and additionally, provision is provided for a freestanding washing machine, tumble dryer and fridge/freezer. The kitchen is also home to the Baxi boiler and also includes a useful downstairs pantry/storage cupboard for added convenience.

Upstairs, the property boasts three bedrooms, all complemented by the family bathroom. The bathroom is fitted with a modern three-piece white suite and features an electric over-bath shower.

Outside, the rear garden has been designed for low-maintenance living and includes an initial area of decking, an artificial lawn and timber privacy fencing. A shed with power access provides practical storage solutions.

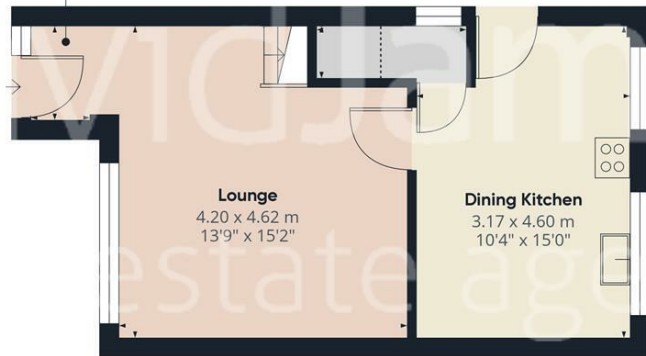
To the front of the property, a driveway offers off-street parking for two vehicles, adding to the convenience of this lovely home.

- Detached family home
- Conveniently situated for access to Nottingham City Centre
- Frequent bus services a short walk away
- Bright and spacious lounge
- Dining kitchen with integrated cooking appliances
- Gas central heating with a Baxi boiler
- Three first floor bedrooms
- Bathroom with a modern suite and an electric shower
- Low-maintenance rear garden with artificial lawn and a timber shed
- Driveway to the front provides off-street parking

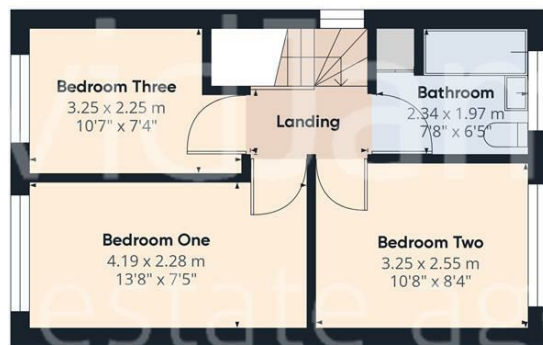




Entrance
0.99 x 1.49 m
3'3" x 4'10"



Floor 0



Floor 1



Approximate total area*

66.92 m²
720.32 ft²

Reduced headroom

0.75 m²
8.07 ft²

(1) Excluding balconies and terraces

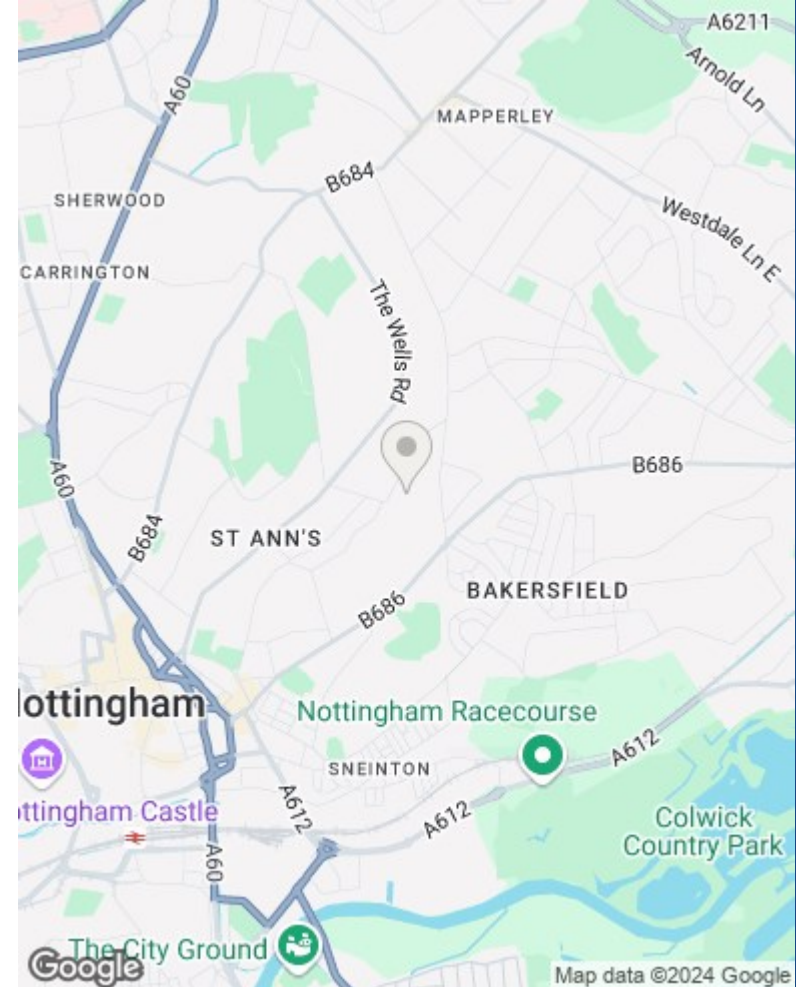
Reduced headroom

..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Council Tax Band: B
Nottingham City Council
Freehold

DavidJames
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David James Estate Agents
317 Carlton Hill, Nottingham, NG4 1GL
t: 0115 987 8957 e: carlton@david-james.com

