



**DavidJames**  
the estate agent

**Durham Avenue, Sneinton, Nottingham, NG2 4LU**

**Guide Price £325,000**



# About This Property



**GUIDE PRICE £325,000** This newly-built detached family home offers the benefit of a 10-year structural warranty, giving peace of mind for years to come. Located at the end of an unadopted road just off Sneinton Dale, the property sits within easy reach of excellent local shopping amenities and regular bus services to the nearby Nottingham City Centre for a simple commute.

The ground floor features underfloor heating throughout and begins with an inviting entrance hall, complete with a useful in-built storage cupboard, a cloakroom/WC and the alarm system panel. From here, you can access the bright and spacious lounge, which includes a handy understairs storage cupboard and French doors leading to the garden. An opening leads to the modern kitchen, fitted with a stylish range of units and integrated appliances including an induction hob with extractor and glass splashback, double Indesit oven and a dishwasher. There is also space for both a freestanding fridge/freezer and a washing machine.

Upstairs, there are three well-proportioned bedrooms, complemented by a family bathroom featuring a modern four-piece suite with a separate shower cubicle and twin-showerheads. A second staircase leads to the top-floor main bedroom suite, which boasts a large double bedroom, an adjoining dressing area and an en-suite shower room with a three-piece suite.

Outside, the garden will be laid with turf and features a patio seating area along with an external power socket. At the front, the driveway offers convenient off-street parking and an EV car charging point.

This home is ideal for those seeking a move-in-ready property with excellent amenities nearby and simple commuting options. Viewing is highly recommended!

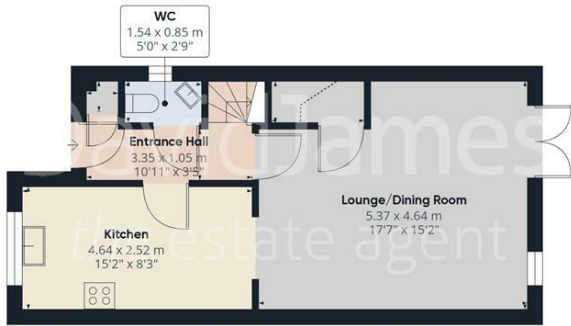
- Newly-built detached family home
- 10-year structural warranty for peace of mind
- Within easy reach of Sneinton Dale's amenities and the nearby Nottingham City Centre
- Bright and spacious lounge/dining room with French doors
- Stylish modern kitchen with integrated appliances
- Ground floor underfloor heating system
- Four bedrooms (main bedroom suite with a dressing room and en-suite)
- Main family bathroom with a separate shower cubicle
- Enclosed and good-sized rear garden with a lawn and patio area
- Driveway and EV charging point



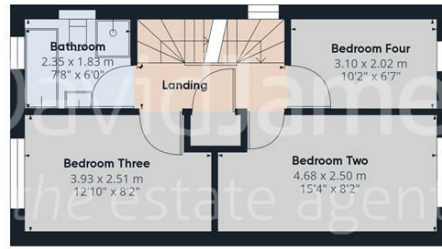








Floor 0



Floor 1



Floor 2



Approximate total area\*  
105.5 m<sup>2</sup>  
1135.59 ft<sup>2</sup>

Reduced headroom  
5.23 m<sup>2</sup>  
56.3 ft<sup>2</sup>

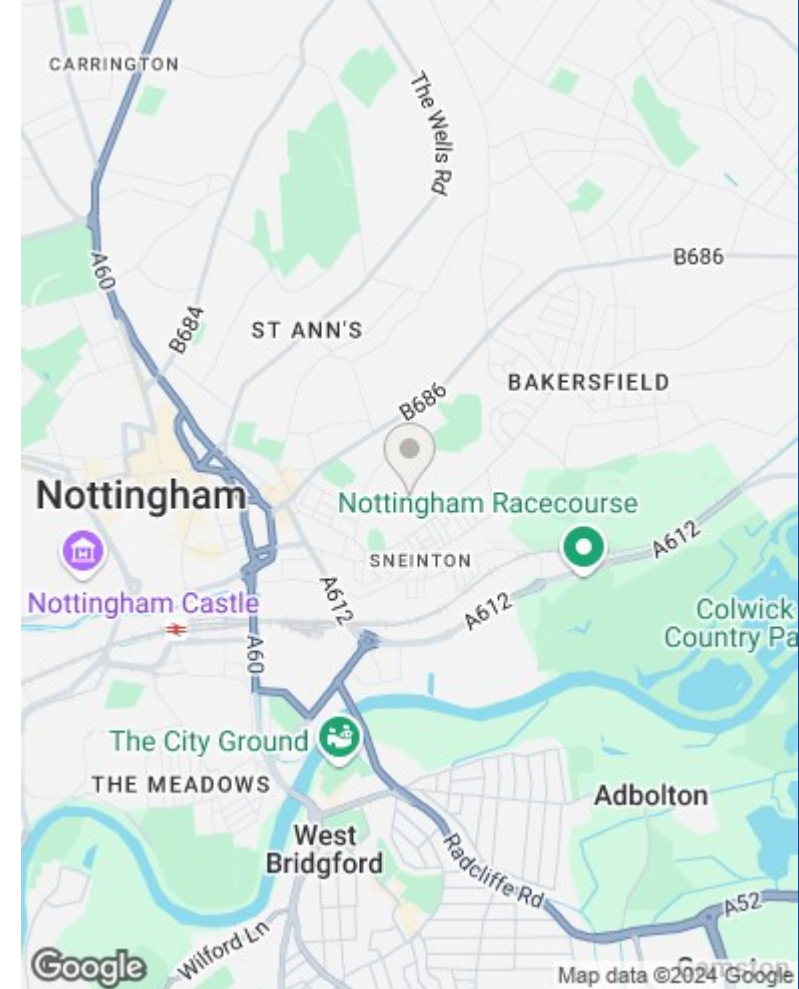
(1) Excluding balconies and terraces

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: New Build**  
**Nottingham City Council**  
**Freehold**

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

