

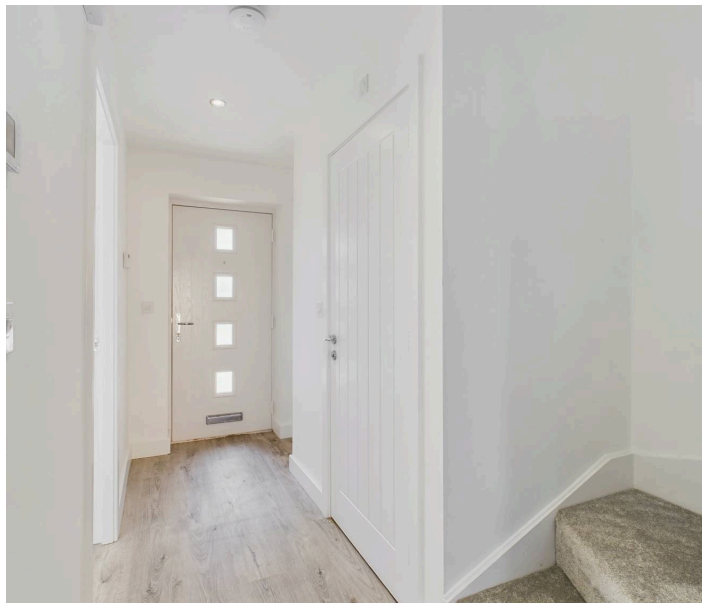


**22 Durham Avenue, Nottingham – NG2 4LU**

Guide Price **£280,000**

**DavidJames**  
the estate agent





## 22 Durham Avenue

Nottingham, Nottingham

Newly-built semi-detached home with 10-year structural warranty, located a short commute from Nottingham City Centre. Underfloor heating, modern kitchen, 4 bedrooms, garden, off-street parking with EV charging. Ideal move-in-ready property with local amenities. Viewing recommended!

Council Tax band: TBD

Tenure: Freehold

- Newly-built semi-detached family home
- Four bedrooms (main bedroom suite with a dressing room and en-suite)
- Bright and spacious lounge/dining room with French doors
- Stylish modern kitchen with integrated appliances
- 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
- Ground floor underfloor heating system
- 10-year structural warranty for peace of mind
- Within easy reach of Sneinton Dale's amenities and nearby Nottingham City Centre











Floor 0



Floor 1



Floor 2

Approximate total area<sup>(1)</sup>

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.

GIRAFFE360





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