



71 Thorneywood Rise, Nottingham – NG3 2PE

Guide Price £260,000

DavidJames
the estate agent



71 Thorneywood Rise

Nottingham, Nottingham

GUIDE PRICE £260,000–£280,000. Extended detached family home located a short commute from Nottingham City Centre and offering an open-plan dining kitchen, 2 reception spaces, 3 beds and a superb garden with 2 cabin outbuildings.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating:

- Detached and extended family home
- Situated within easy reach of the nearby Nottingham City Centre
- Close to local amenities, schools and frequent bus services
- Open plan dining kitchen with a range of integrated appliances
- Bright and spacious lounge with large sliding patio doors and a feature tiled floor
- Versatile second reception space (current home office and previous family room)
- Ground floor four-piece modern shower room and a further contemporary first floor family bathroom
- Three first floor bedrooms (including two double bedrooms)
- Stunning southerly-facing garden offering a generous outdoor family space with two useful cabin outbuildings
- Gated driveway to the front provides convenient off-street parking







Floor 0 Building 1

Approximate total area⁽¹⁾

91.58 m²

985.77 ft²

Reduced headroom

1.33 m²

14.32 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Floor 1 Building 1



David James Estate Agents

376 Carlton Hill, Carlton - NG4 1JA

0115 987 8957 • carlton@david-james.com • www.david-james.com

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