



32 Thorney Hill, Nottingham – NG3 2PT

Guide Price £250,000

DavidJames
the estate agent



32 Thorney Hill

Nottingham, Nottingham

Immaculately presented semi-detached three bedroom home located between Carlton & Nottingham City Centre, featuring an L-shaped lounge/dining room, conservatory & south-facing rear garden with garage.

Council Tax band: B

Tenure: Freehold

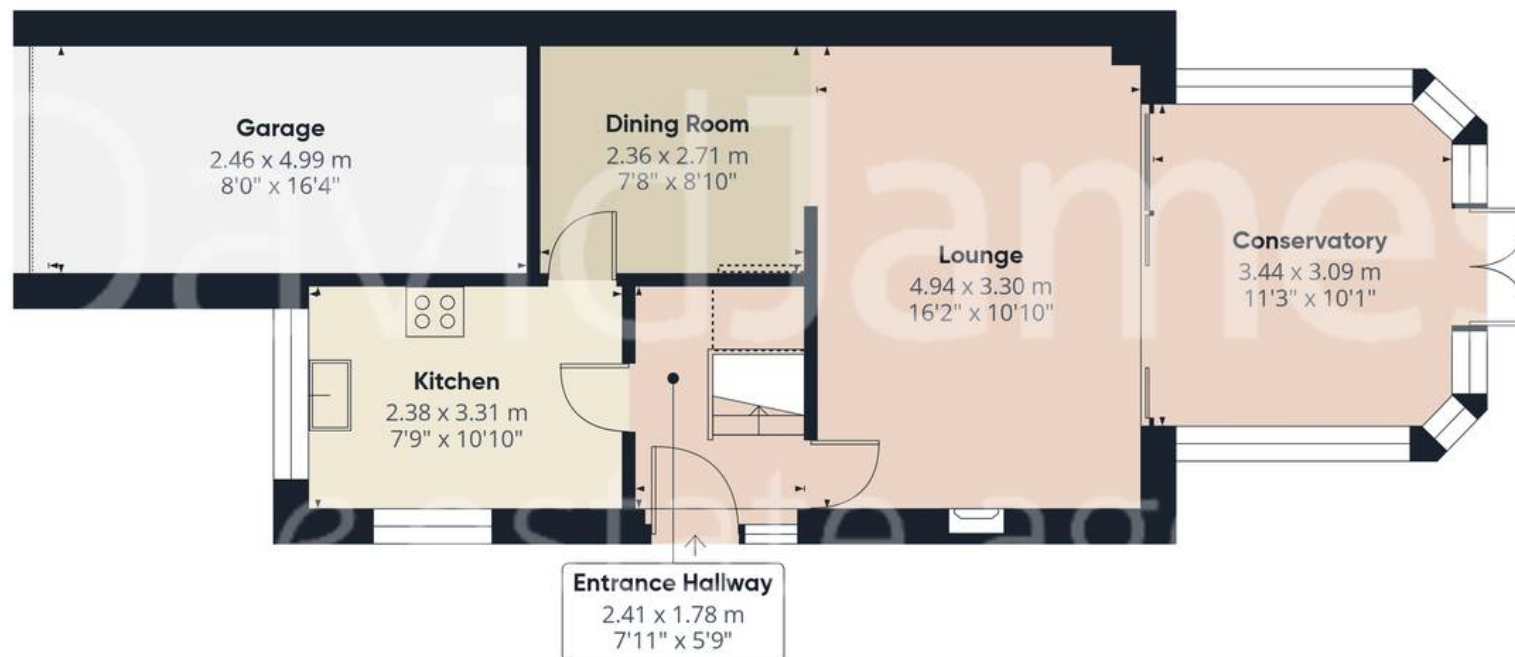
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

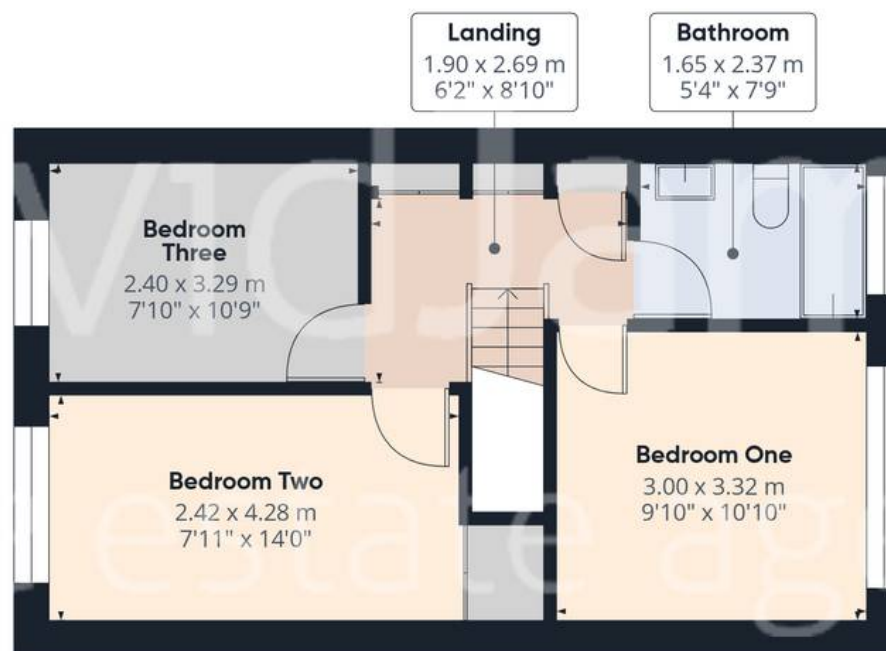
- Immaculately presented semi-detached family house
- Excellent location, perfectly positioned between Carlton and Nottingham amenities, schools and frequent bus services
- Bright and spacious L-shaped lounge/dining room with feature gas fireplace and space for dining table and chairs
- Well equipped kitchen with integrated dishwasher, washer, fridge freezer and cooking appliances
- Light filled conservatory with views overlooking Nottingham and the rear garden
- Three double bedrooms (on the first floor)
- Main bedroom with fitted wardrobes, second bedroom with storage cupboard
- Modern white three-piece bathroom suite with vanity unit and tiled flooring with underfloor heating
- Good-sized rear garden with established planting, patio area and more lovely views
- Integral garage and driveway providing off street parking with EV charging







Floor 0



Floor 1

Approximate total area⁽¹⁾

95.8 m²

1030 ft²

Reduced headroom

0.7 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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