



**38 Swains Avenue, Nottingham – NG3 7AU**

Guide Price **£360,000**

**DavidJames**  
the estate agent



## 38 Swains Avenue

Nottingham, Nottingham

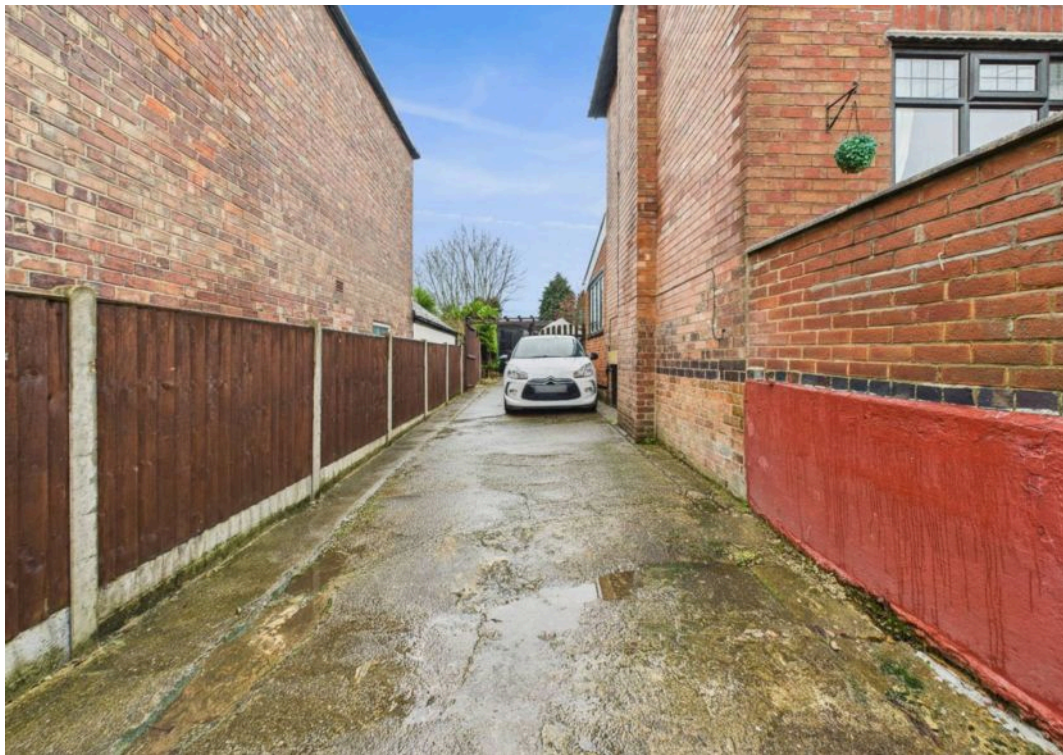
Extended family home with 3 reception rooms, 3 bedrooms, large rear garden, outbuildings, private gated driveway providing parking for 3. Close to local amenities, schools and public transport.

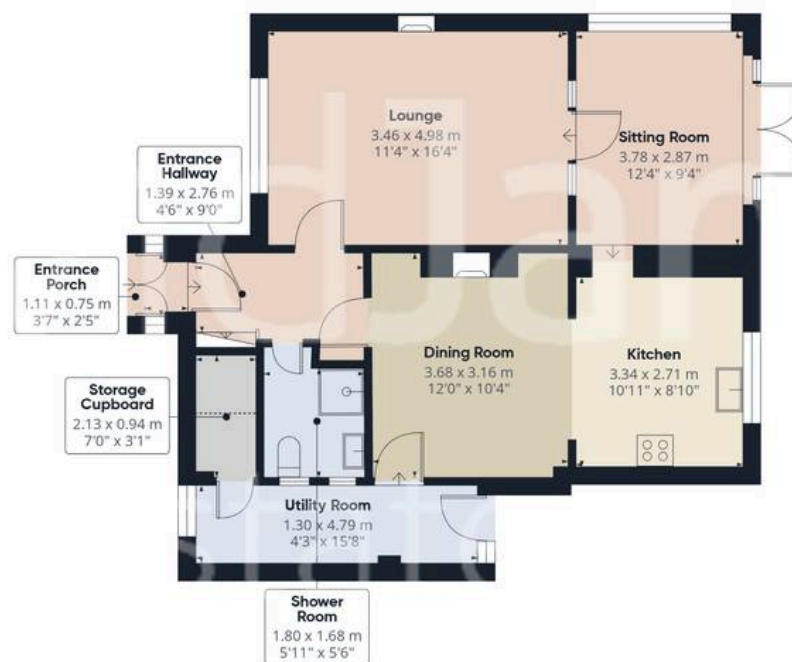
Council Tax band: D

Tenure: Freehold

- Extended and well-presented detached family home, owned by the current vendor for 36 years.
- Large extended dining-kitchen area with feature wood-burning stove in the dining area, and Skylight providing excellent natural light to the kitchen area.
- Useful utility room and understairs pantry for additional storage.
- Family sitting room with dual-aspect windows, and French doors opening directly onto the rear garden.
- Separate generous lounge with wood-burning stove.
- Three bedrooms including two doubles and a flexible third room.
- Family bathroom and separate shower-room.
- Generous rear garden with paved terrace, lawn and hard-landscaped areas, two outbuildings including a former garage.
- Private gated driveway to the side providing off-road parking for three vehicles.







Floor 0



Floor 1

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

101.3 m<sup>2</sup>

1090 ft<sup>2</sup>

**Reduced headroom**

0.9 m<sup>2</sup>

10 ft<sup>2</sup>

(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





## David James Estate Agents

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