



38 Swains Avenue, Nottingham – NG3 7AU

Guide Price £360,000

DavidJames
the estate agent



38 Swains Avenue

Nottingham

Extended detached family home close to local amenities and within easy reach of Nottingham City Centre! Offering 3 reception rooms, 3 bedrooms and 2 bathrooms alongside multi-vehicle gated parking!

Council Tax band: D

Tenure: Freehold

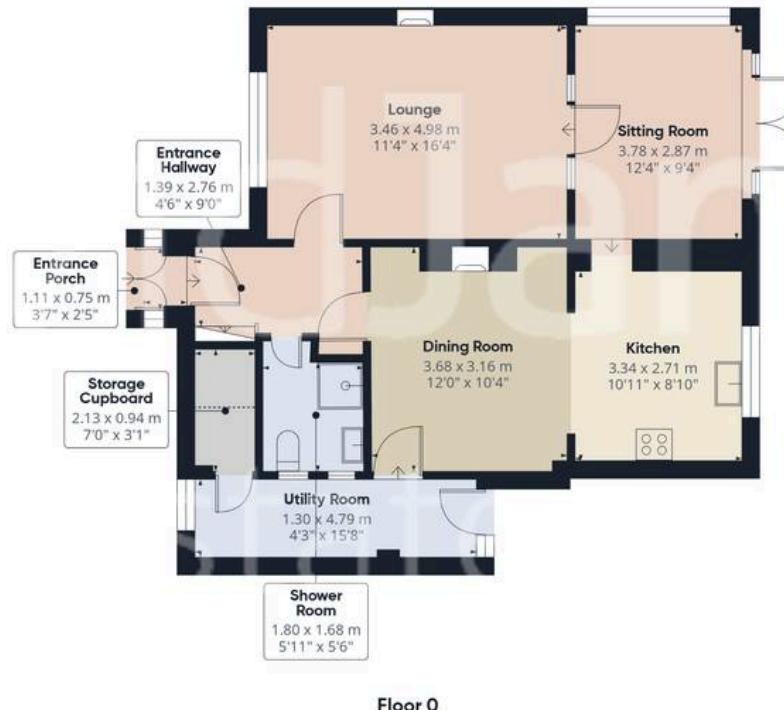
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- 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.







Approximate total area⁽¹⁾

101.3 m²
1090 ft²

Reduced headroom

0.9 m²
10 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





David James Estate Agents

376 Carlton Hill, Carlton - NG4 1JA

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

These particulars are produced in good faith and are set out as a general guide only. Measurements are approximate and floor plans are for illustrative purposes only. Services have not been tested. We have established professional relationships with third-party suppliers for the provision of services to Clients, details of which can be found on the property listing page on our website.