



38 Swains Avenue, Nottingham – NG3 7AU

Guide Price £340,000

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

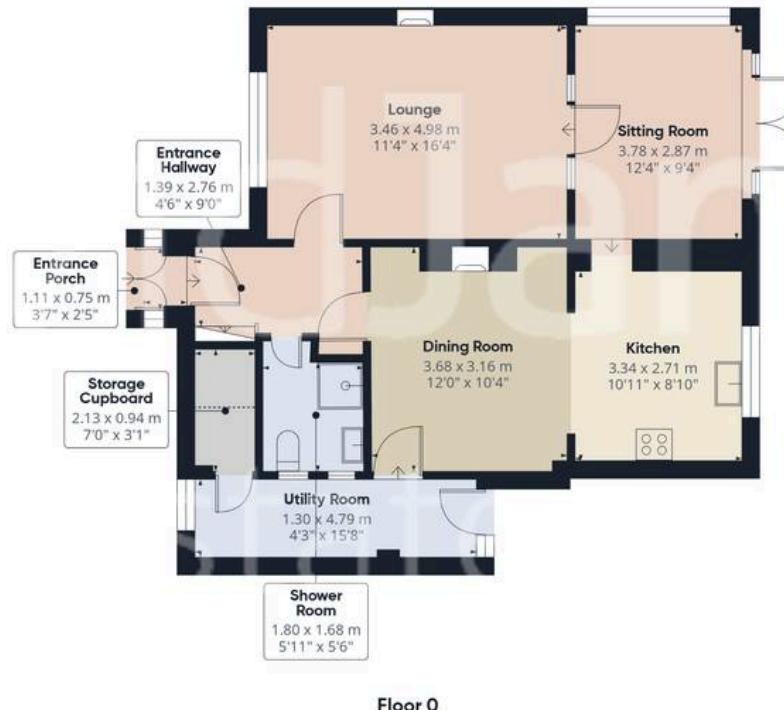
EPC Energy Efficiency Rating: D

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.

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