

# 27 Franklyn Gardens

Nottingham  
NG8 3NZ

**Guide Price £325,000**



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Location



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0115 841 1155



- Detached house
- Three bedrooms
- Extended
- Potential to extend
- Large south facing garden
- Garage
- Block paved driveway
- End of cul-de-sac
- Council tax - Band C
- Tenure - Freehold





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### Key Features

Tucked away at the end of a quiet cul-de-sac, this spacious family home offers over 1,400 sq. ft. of living space and sits on a generous plot with a large south-facing garden - perfect for relaxing or entertaining. A block-paved driveway leads to a 24ft integral garage, offering ample parking and potential for conversion (STP).

The ground floor includes a bright living room with bay window, a cosy snug, and a sunny extension overlooking the garden. The well-equipped kitchen connects directly to the garage, providing scope for future extension.

Upstairs are three well-proportioned bedrooms and a modern family bathroom. The third bedroom is ideal as a nursery, home office or guest room.

Move-in ready and ideally located near the ring road, QMC, City hospital, University of Nottingham, and Blue Coat Academy, this is a fantastic opportunity to own a well-located home with room to grow.





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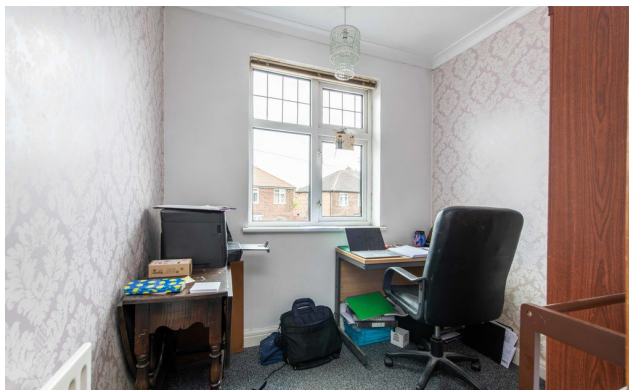


Video



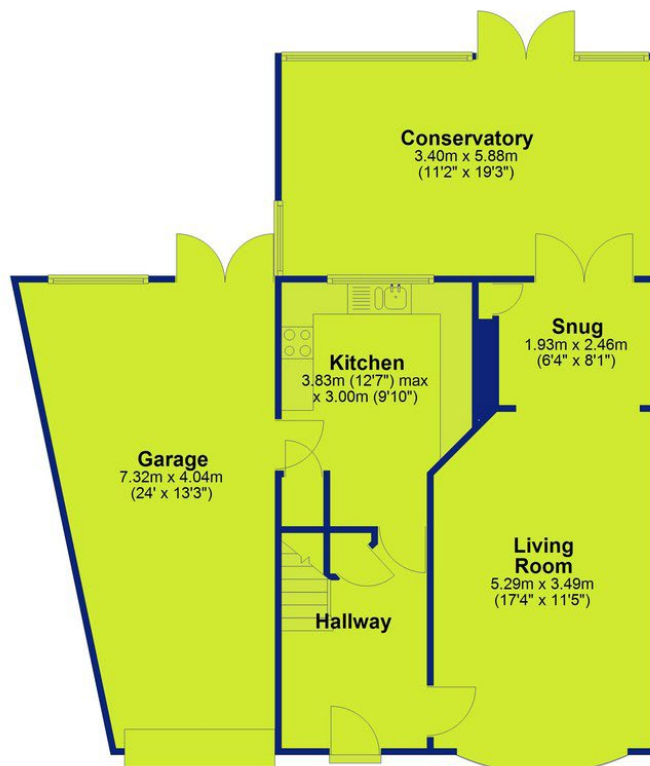
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### Ground Floor

Approx. 87.8 sq. metres (945.2 sq. feet)



### First Floor

Approx. 43.0 sq. metres (463.3 sq. feet)



Total area: approx. 130.9 sq. metres (1408.5 sq. feet)





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## Interested in this home?

Contact the FHP Living Team on 0115 841 1155

23 Bridgford Road  
West Bridgford  
Nottingham  
NG2 6AU

1 Weekday Cross  
The Lace Market  
Nottingham  
NG1 2GB

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

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