

Fleam Road

Nottingham
NG11 8PJ

Guide Price £400,000-£425,000



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- Detached family home
- Four bedrooms
- Two bathrooms
- Extended
- Downstairs WC
- Rear garden
- Garage
- Driveway
- Council tax - Band D
- Tenure - Freehold



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Fleam Road, Nottingham, NG11 8PJ

This beautifully extended four-bedroom detached home offers generous living space across two floors, making it ideal for modern family life.

The ground floor features a bright and airy living room with a charming front-aspect bay window, allowing for plenty of natural light. French doors open into a separate dining room, perfect for entertaining or family meals. The well-equipped kitchen includes integrated appliances such as an oven, hob, and extractor fan, and provides convenient side access to both the front and rear gardens. A downstairs WC adds to the practicality of this level.

Upstairs, you'll find four generously sized double bedrooms. The main bedroom benefits from built-in wardrobes and a private en-suite with a bath, overhead shower, WC, and wash basin. Bedroom two includes handy fitted cupboard, while the remaining bedrooms are well-proportioned and served by a separate modern three-piece family bathroom.

To the front of the property, there is ample off-street parking for two-three vehicles. The rear garden is low maintenance, offering a mix of patio and lawn areas, along with wooden storage sheds, all enclosed by secure fencing-perfect for families or those who enjoy outdoor relaxation.





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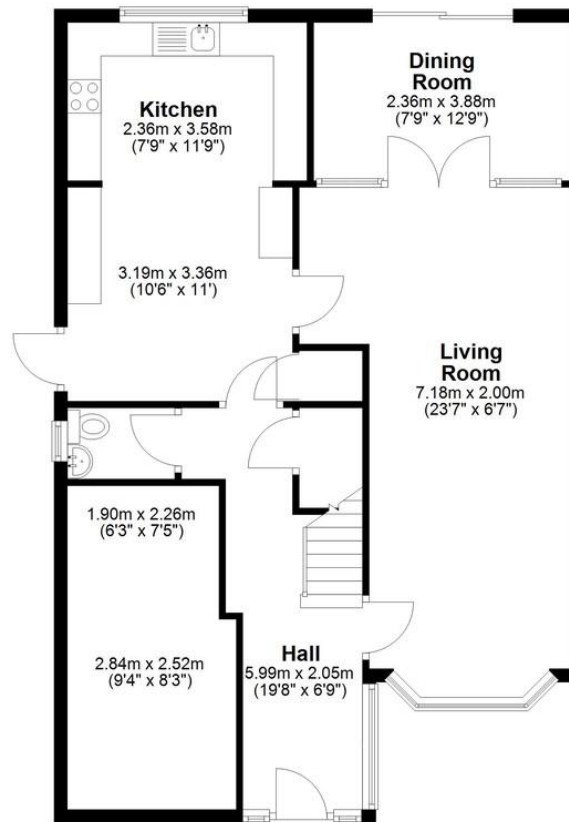
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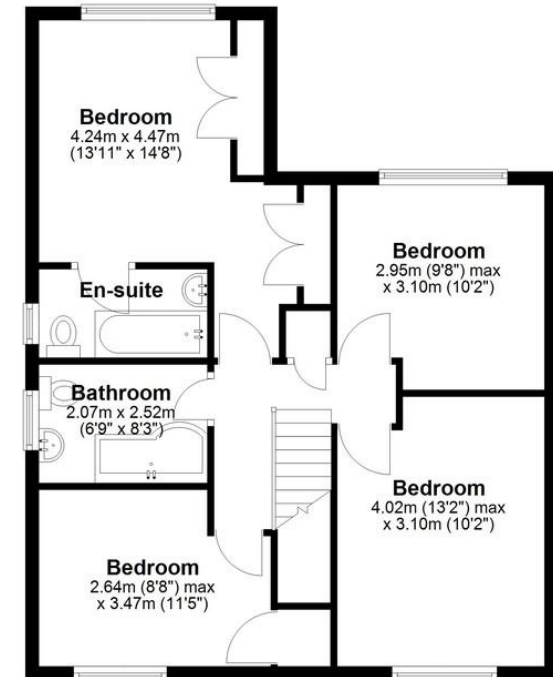
Ground Floor

Approx. 75.0 sq. metres (806.9 sq. feet)



First Floor

Approx. 63.1 sq. metres (679.7 sq. feet)



Total area: approx. 138.1 sq. metres (1486.6 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		
69-80	C		75 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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