



143 Simkin Avenue, Nottingham – NG3 6HU

Guide Price £300,000 – £325,000

DavidJames
the estate agent



143 Simkin Avenue

Nottingham, Nottingham

New build 4 bedroom detached family home in Mapperley. Open plan lounge/dining room, modern kitchen, luxury bathroom, low maintenance garden and driveway with EV charging point.

Council Tax band: B

Tenure: Freehold

- New build, detached three storey home
- Four bedrooms, set over the first and second floors
- Entrance hall with laminate flooring and adjoining ground floor Wc with washbasin
- Open plan lounge/dining room with laminate flooring and French doors to the rear garden
- Kitchen with grey handleless units and integrated oven, hob, extractor and fridge/freezer
- First floor bathroom/Wc with white suite and separate shower cubicle with mains shower
- Gas central heating, UPVC double glazing and composite entrance door, alarm system
- Low maintenance enclosed rear garden with patio and artificial lawn area as well as outside power and lighting
- Tandem driveway provides off road parking, EV charging point
- Sold with no upward chain









Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾

93.8 m²
1009.68 ft²

Reduced headroom

8.4 m²
90.39 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



David James Estate Agents

David James Estate Agents, 45B Plains Road – NG3 5JU

0115 962 4213 • mapperley@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.