



48 Northcliffe Avenue, Nottingham – NG3 6DA

Guide Price **£375,000 – £400,000**

DavidJames
the estate agent



48 Northcliffe Avenue

Nottingham, Nottingham

GUIDE PRICE £375,000-£400,000 Superb 4 bed detached family home offered with no chain in a prime Mapperley location! Boasting a stunning dining kitchen with bifold doors and a feature terrace patio.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Stunning detached family home
- Within easy reach of Mapperley's nearby vibrant shops, bars and restaurants
- Bright and spacious lounge with a feature fireplace
- Beautiful open plan dining kitchen with integrated appliances and bifold doors
- Modern fitted kitchen cabinetry with integrated appliances and solid stone worktops
- Lower ground floor double bedroom and utility room/WC
- Three first floor bedrooms (main bedroom with Juliet balcony)
- Fantastic four-piece family bathroom including a shower enclosure and freestanding feature bath
- Driveway, garage and further hardstanding provide ample off-street parking
- Wonderful elevated terrace with views and a further courtyard-style lower garden









Floor -1



Floor 0



Floor 1

Approximate total area⁽¹⁾

122.92 m²

1323.08 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 are based on RICS IPMS 3C standard.

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