



44 Grange Road, Woodthorpe – NG5 4GA

Guide Price **£400,000**

DavidJames
the estate agent



44 Grange Road

Woodthorpe, Nottingham

Beautifully-presented semi-detached home with flexible family-sized accommodation over three storeys, including a versatile basement level providing additional reception/potential bedroom space!

Council Tax band: C

Tenure: Freehold

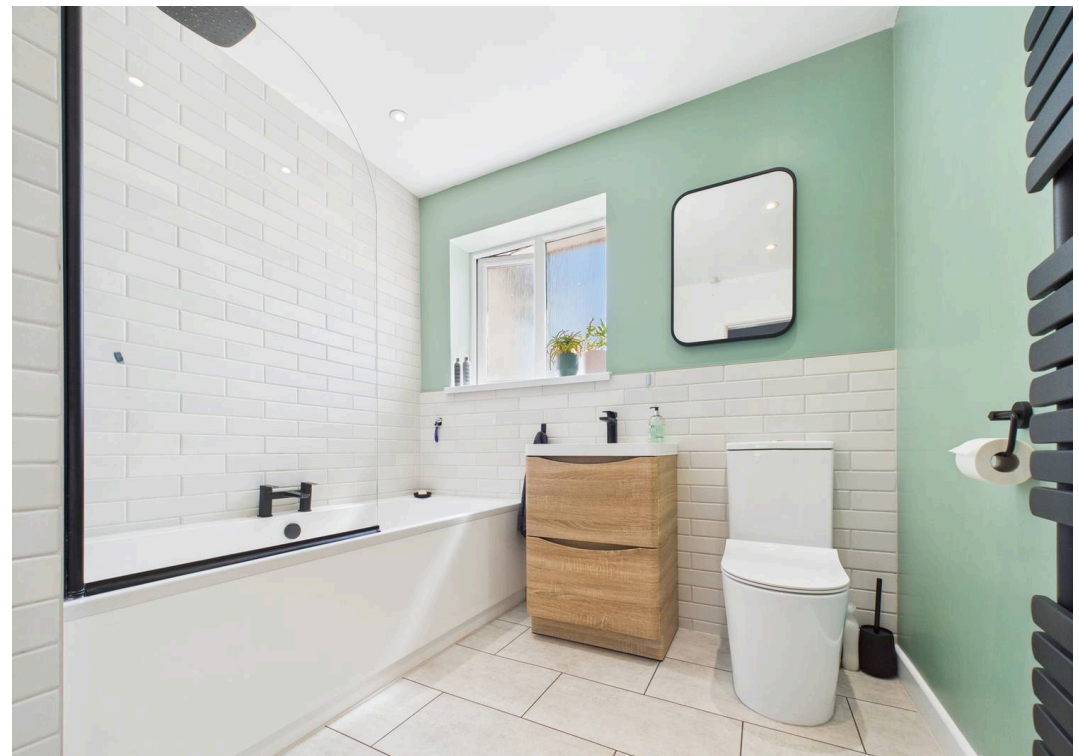
EPC Energy Efficiency Rating: D

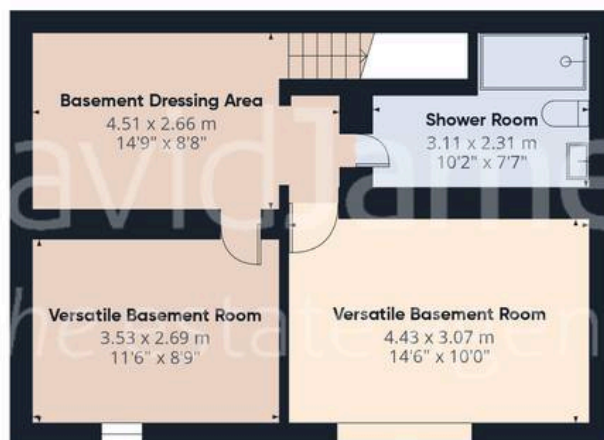
EPC Environmental Impact Rating:

- Traditional semi-detached family home set over three storeys
- Located within easy reach of Mapperley's excellent amenities and nearby sought after schools
- Spacious lounge with a feature decorative fireplace
- Bright and modern dining kitchen with a range of integrated appliances
- Conservatory with French doors and garden views
- Three first floor double bedrooms
- Converted basement level provides two additional and versatile reception/potential bedroom spaces
- Beautiful first floor modern bathroom and additional basement level shower room
- Superb south-easterly facing lawned rear garden
- Driveway and garage to the rear with an EV charging point









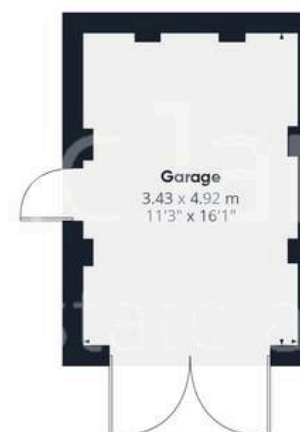
Floor -1 Building 1



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

153.5 m²

1652 ft²

(1) Excluding balconies and terraces

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.

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