



17 Thyra Grove, Nottingham – NG3 5GY

Guide Price £450,000 – £475,000

DavidJames
the estate agent



17 Thyra Grove

Nottingham, Nottingham

Stunning period-era family home set across three-storeys with huge amounts of character! 3 reception spaces, beautiful kitchen, 5 double bedrooms and 2 bathrooms alongside superb landscaped gardens!

Council Tax band: D

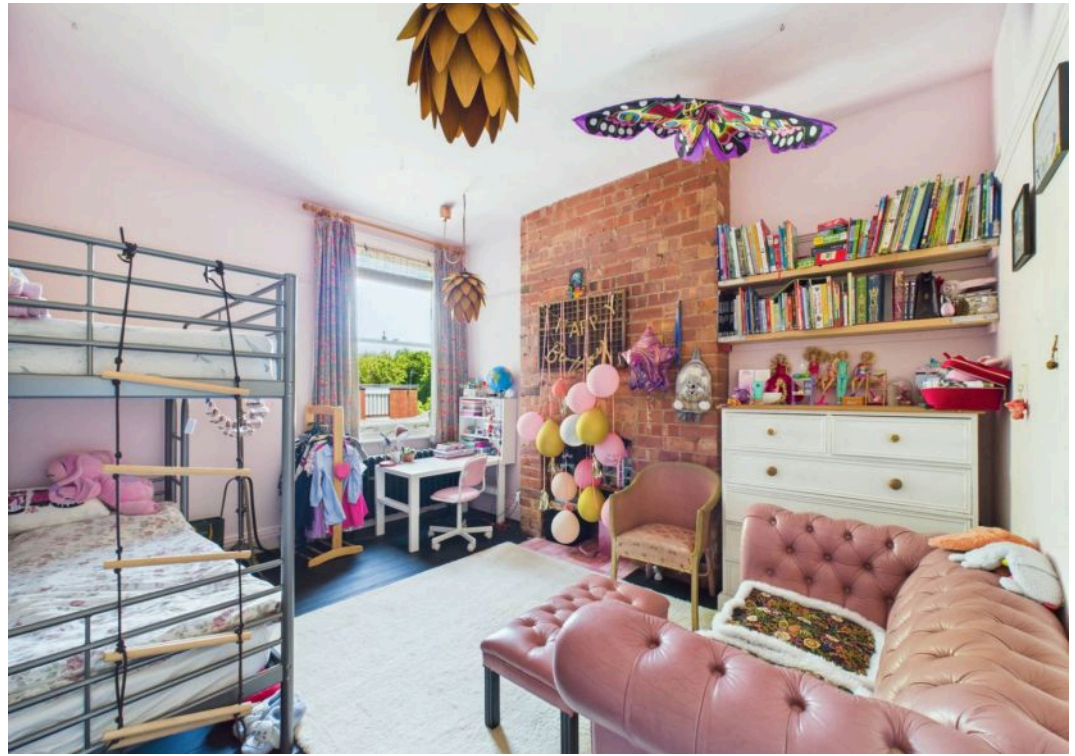
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

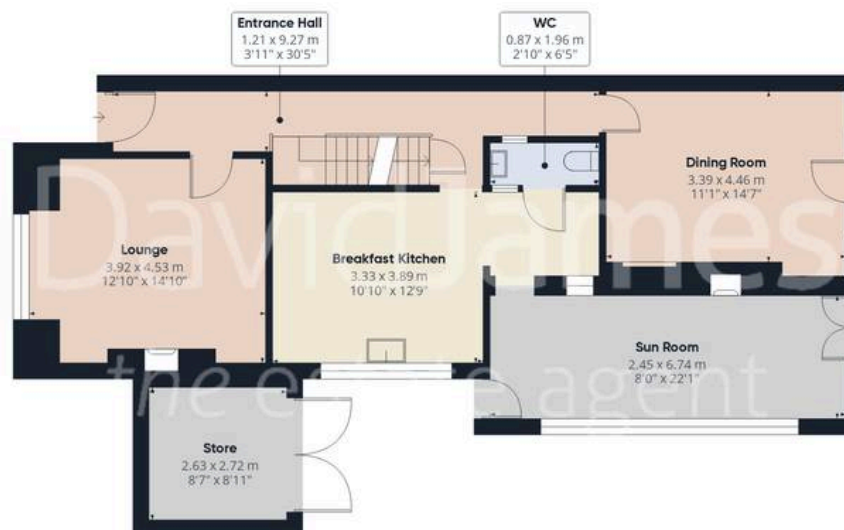
- Period semi-detached family home
- An abundance of charm and original features
- Ideally positioned for access to Nottingham City Centre and Mapperley's nearby vibrant amenities
- Welcoming entrance hall with original terrazzo-style flooring
- Three versatile reception spaces (lounge, dining room and sun room)
- Charming breakfast kitchen with a range of integrated appliances
- Five double bedrooms set over two floors
- First floor bathroom with a separate WC plus an additional top floor shower room
- Basement providing a useful laundry/utility area and a workshop/storage space
- Beautiful established rear garden with a superb feature side patio seating area and lean-to/workshop
- Driveway providing off-street parking







Floor -1



Floor 0

Approximate total area⁽¹⁾

191.7 m²

2064 ft²

Reduced headroom

0.3 m²

3 ft²



Floor 1



Floor 2

(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.