



32 Rufford Avenue, Gedling – NG4 4FS

Guide Price **£300,000**

DavidJames
the estate agent



32 Rufford Avenue

Gedling, Nottingham

NO CHAIN! Spacious three-bedroom detached family home on a corner plot within easy reach of shops, amenities, schools, bus routes and featuring a dining/kitchen, family bathroom, en-suite and garage!

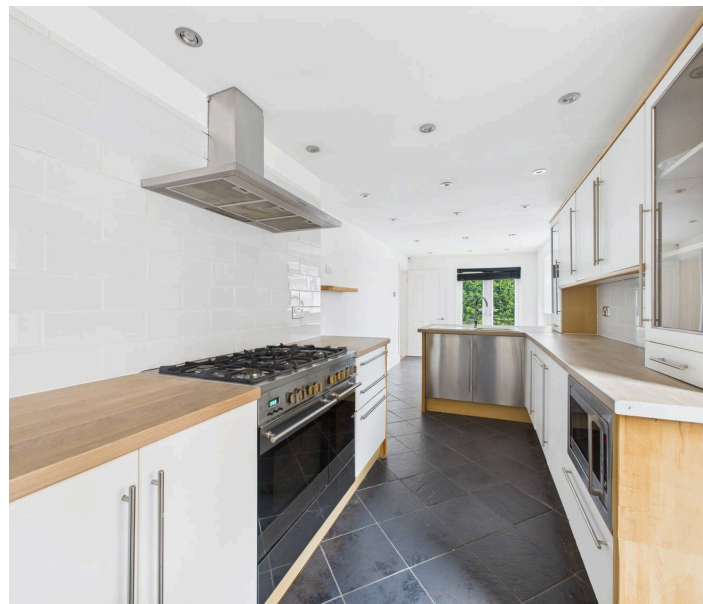
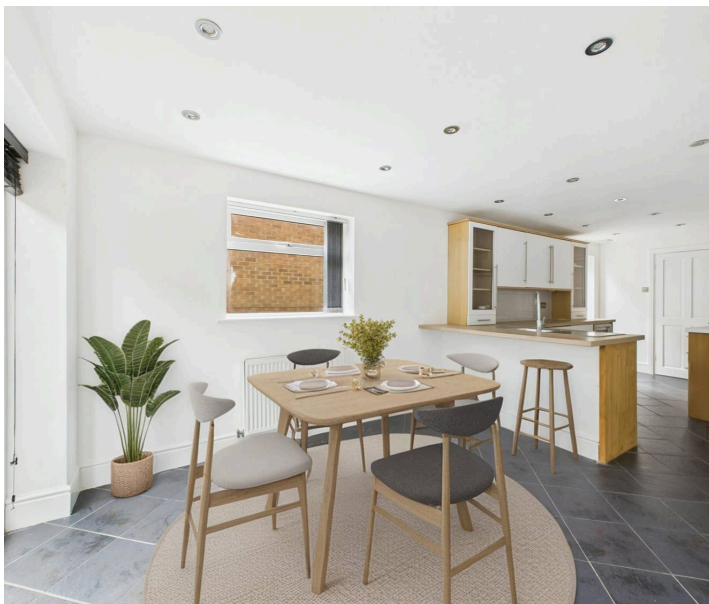
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Well-presented detached family home available with no upward chain
- Corner plot position within easy reach of local amenities
- Spacious, bright and well-proportioned lounge enjoying a pleasant rear aspect
- Modern dining kitchen with fitted units, breakfast bar, integrated dishwasher and freestanding range cooker
- Dining area with space for a dining table and chairs, feature French doors and separate utility room
- Bright and airy landing giving access to three well-proportioned double bedrooms
- Spacious main bedroom with en-suite shower room and bedroom two with built-in wardrobes
- Family bathroom featuring with four-piece suite
- Gardens to three sides with artificial lawn, paved patio area and decked entertaining space
- Block-paved driveway and integral garage offering off-street parking









Floor 0



Floor 1

Approximate total area⁽¹⁾

111.1 m²

1197 ft²

Reduced headroom

2.7 m²

28 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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.