



40 Pilkington Road, Nottingham – NG3 6HL

Guide Price £400,000 – £425,000

DavidJames
the estate agent



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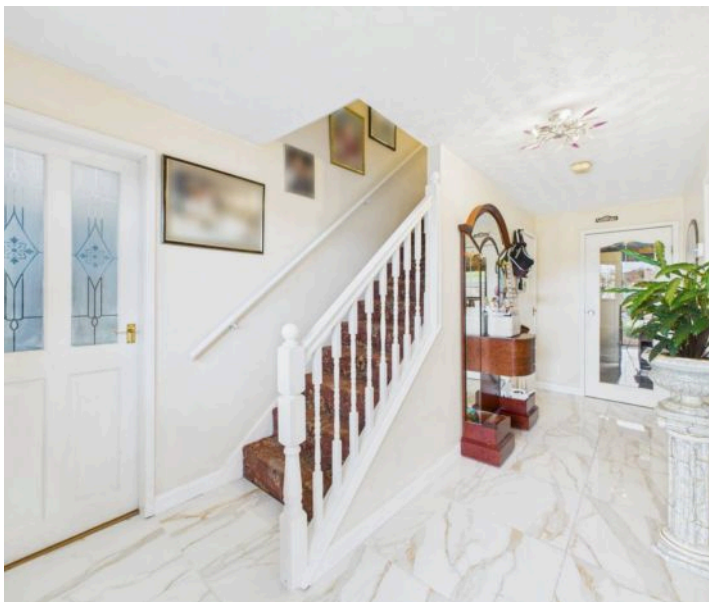
Nottingham, Nottingham

GUIDE PRICE £400,000-£425,000 Detached family home positioned on a peaceful cul-de-sac with far-reaching views, featuring large dining/kitchen, study, four bedrooms, en-suite and stylish bathroom!

Council Tax band: D

Tenure: Freehold

- Spacious four-bedroom detached family home
- Located on a peaceful cul-de-sac with far-reaching views
- Welcoming hallway with ground floor study and practical downstairs WC
- Good-sized lounge featuring patio doors opening onto the front balcony with a seating area
- Generously sized dining kitchen with gloss units, electric range cooker and separate utility room
- Four first floor bedrooms
- Well-proportioned principal double bedroom with en-suite shower room
- Stylish family bathroom with freestanding slipper-style bath and vanity basin with built-in storage
- Large southerly facing multi-level rear garden with paved patio seating area
- Triple-width driveway and integral garage offering off-street parking





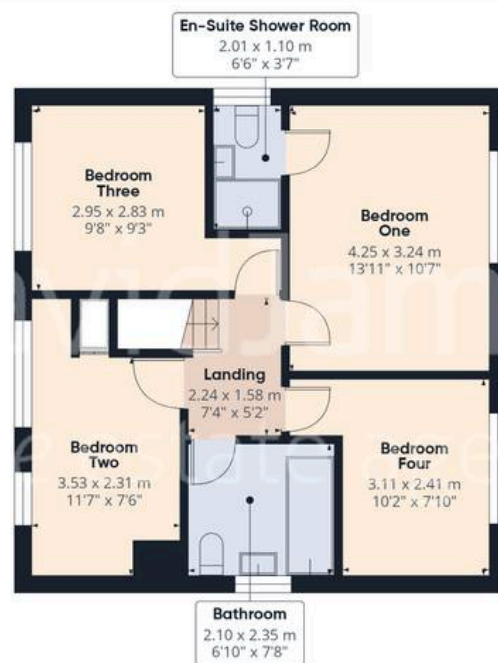




Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾

111.3 m²

1196 ft²

(1) Excluding balconies and terraces

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

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