



25 Jarvis Avenue, Nottingham – NG3 7BJ

Guide Price £400,000

DavidJames
the estate agent



25 Jarvis Avenue

Nottingham

Impressive and extended detached home featuring three reception rooms alongside a stunning open-plan kitchen/living area plus 3 beds, modern bathroom, west-facing garden and nearby transport links!

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Extended and versatile detached family home
- Ideally positioned for access to Carlton and Bakersfield's amenities, schools and transport links
- Three reception rooms (lounge, home office and separate family room)
- Triple-aspect lounge with a feature fireplace and French doors
- Stunning full-width open plan contemporary kitchen/living space with bi-folds and vaulted ceilings
- Cream shaker-style kitchen with a breakfast bar and range of integrated cooking appliances
- Three well-proportioned first floor double bedrooms
- Stylish four-piece bathroom with a feature roll top bath and separate shower enclosure
- Generous westerly-facing rear garden with patio and lawn
- Large paved driveway with ample off-street parking for multiple vehicles









Floor 0



Floor 1



Approximate total area⁽¹⁾

157.1 m²

1690 ft²

Reduced headroom

1.1 m²

12 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.

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