



**Normanby Road, Nottingham NG8 2TB**

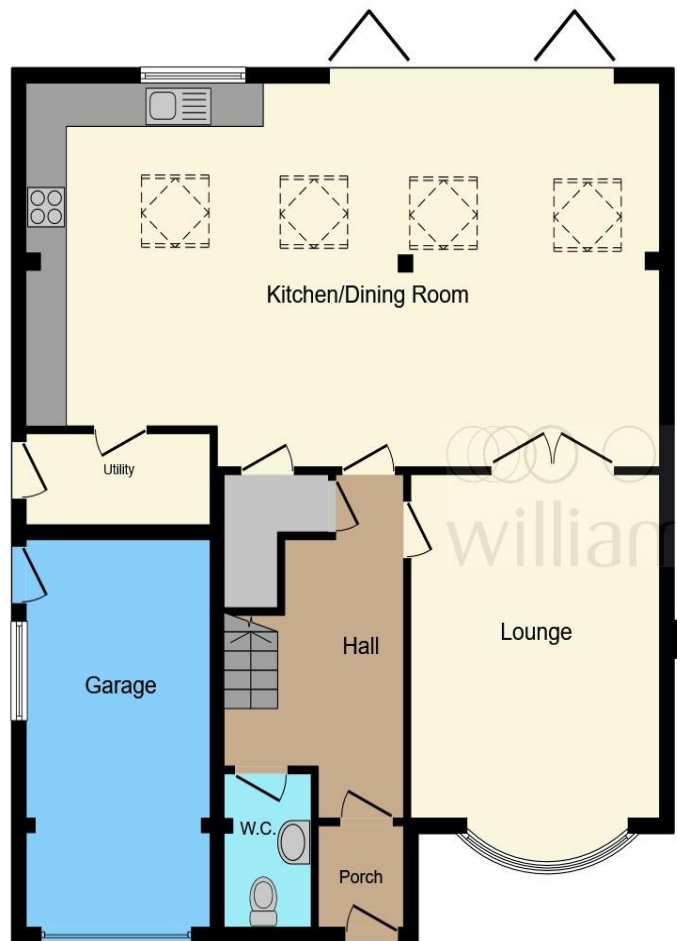


**welcome to**

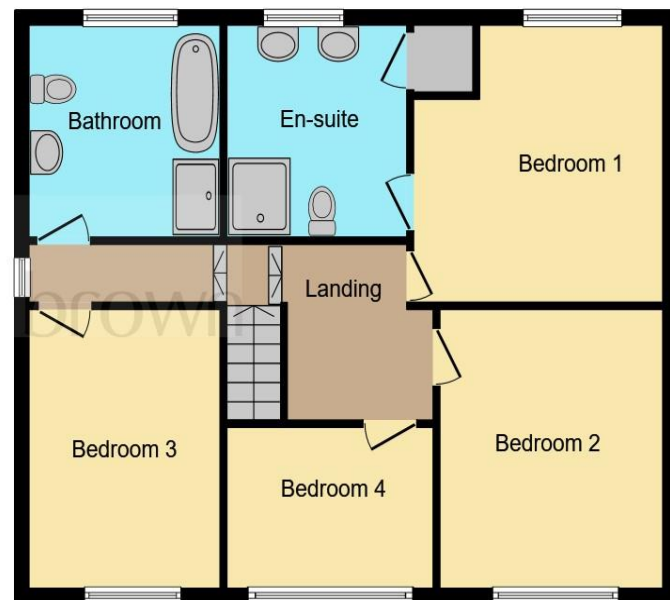
**Normanby Road, Nottingham**

DETACHED EXTENDED FAMILY HOME located on Normanby Road with OFF-STREET PARKING and ENCLOSED LANDSCAPED REAR GARDEN. Boasting a GENEROUS KITCHEN DINER, DOWNSTAIRS WC & ENSUITE. MODERN & WELL-PRESENTED THROUGHOUT, MUST VIEW!





**Ground Floor**



**First Floor**

### Living Room

15' 5" MAX x 11' 11" MAX ( 4.70m MAX x 3.63m MAX )

### Kitchen Diner

28' 4" MAX x 17' 4" MAX ( 8.64m MAX x 5.28m MAX )

### Bedroom One

12' MAX x 12' 3" MAX ( 3.66m MAX x 3.73m MAX )

### Bedroom Two

12' MAX x 9' 3" TO WARDROBE ( 3.66m MAX x 2.82m TO WARDROBE )

### Bedroom Three

7' 8" MAX x 8' 9" MAX ( 2.34m MAX x 2.67m MAX )

### Bedroom Four

11' 3" MAX x 7' 2" MAX ( 3.43m MAX x 2.18m MAX )

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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## Normanby Road, Nottingham

- Council Tax Band: D
- FOUR BEDROOM DETACHED EXTENDED HOME
- OFF-STREET PARKING VIA DRIVEWAY AND INTEGRATED GARAGE
- LANDSCAPED ENCLOSED REAR GARDEN
- DOWNSTAIRS WC, ENSUITE & FAMILY BATHROOM

Tenure: Freehold EPC Rating: C

Council Tax Band: D

**£600,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/NVS120142](https://www.williamhbrown.co.uk/Property/NVS120142)



Property Ref:  
NVS120142 - 0002

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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