



26, Durham Avenue, Nottingham – NG2 4LU

Guide Price **£425,000**

DavidJames
the estate agent



26, Durham Avenue

Nottingham

MUST-VIEW! Newly-built detached family home offering beautifully-presented contemporary accommodation close to amenities and Nottingham City Centre! Open-plan living, 2 en-suites and 4 double beds!

Council Tax band: TBD

Tenure: Freehold

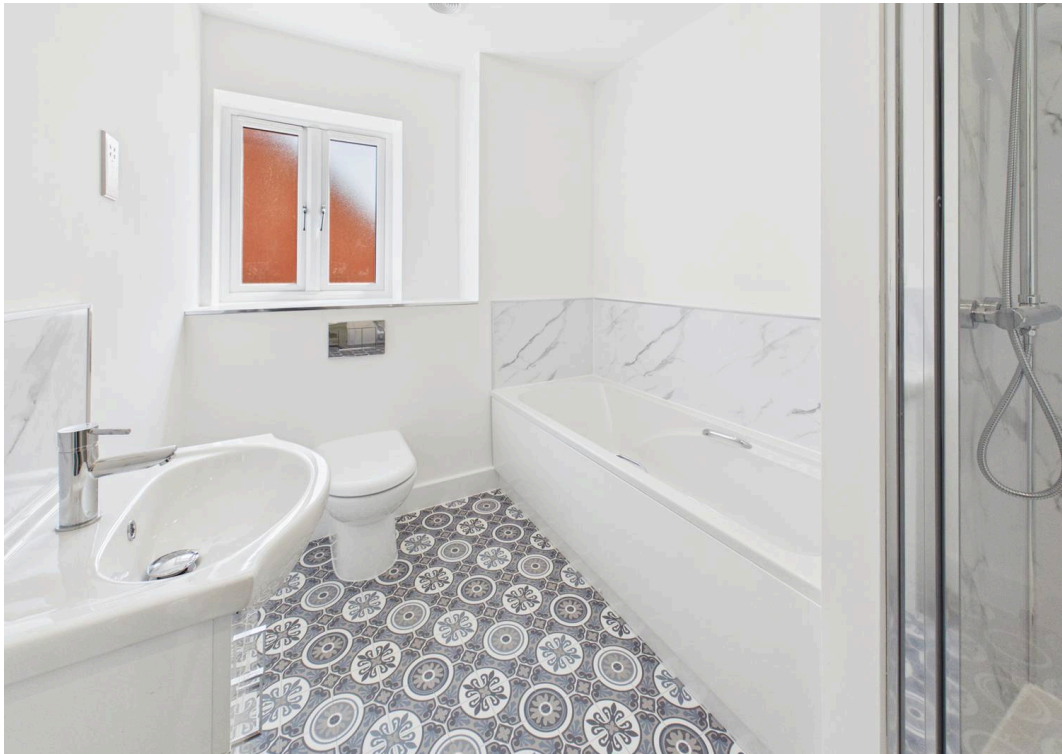
EPC Energy Efficiency Rating: B

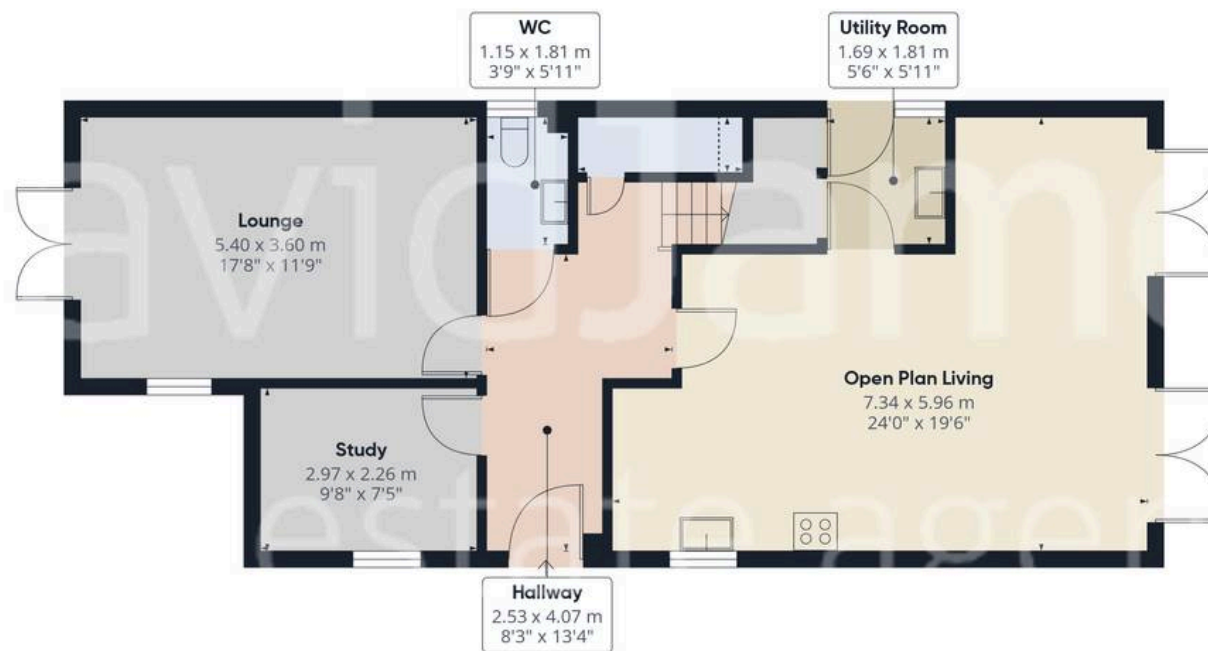
EPC Environmental Impact Rating:

- Newly-built detached family home
- Within easy reach of Sneinton Dale's amenities and the nearby Nottingham City Centre
- Reassurance of a 10-year structural warranty
- Full ground level underfloor heating system
- Two reception rooms (generous lounge and a versatile study/home office)
- Stunning and contemporary open plan living/dining/kitchen space with a separate utility room
- Four first-floor double bedrooms (with two en-suites)
- Four-piece family bathroom with a bath and separate shower enclosure
- Generous lawned rear garden with a feature patio seating area
- Driveway parking with EV charging point









Floor 0



Floor 1

Approximate total area⁽¹⁾

153.6 m²

1653 ft²

Reduced headroom

0.2 m²

3 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





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