



12 Gordon Rise, Nottingham – NG3 5GB

Guide Price £425,000

DavidJames
the estate agent



12 Gordon Rise

Nottingham

GUIDE PRICE £425,000–£450,000 Well-presented and extended 4 bed detached home with original features, stunning open-plan living, separate sitting room with southerly garden, hot tub, garage & drive!

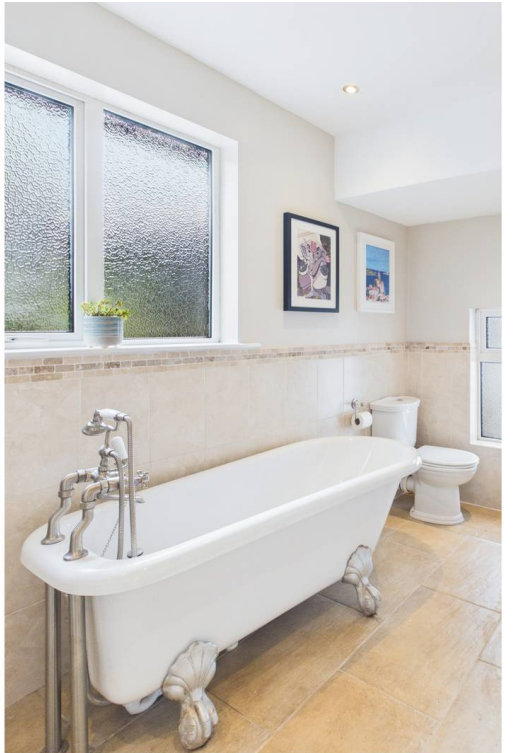
Council Tax band: D

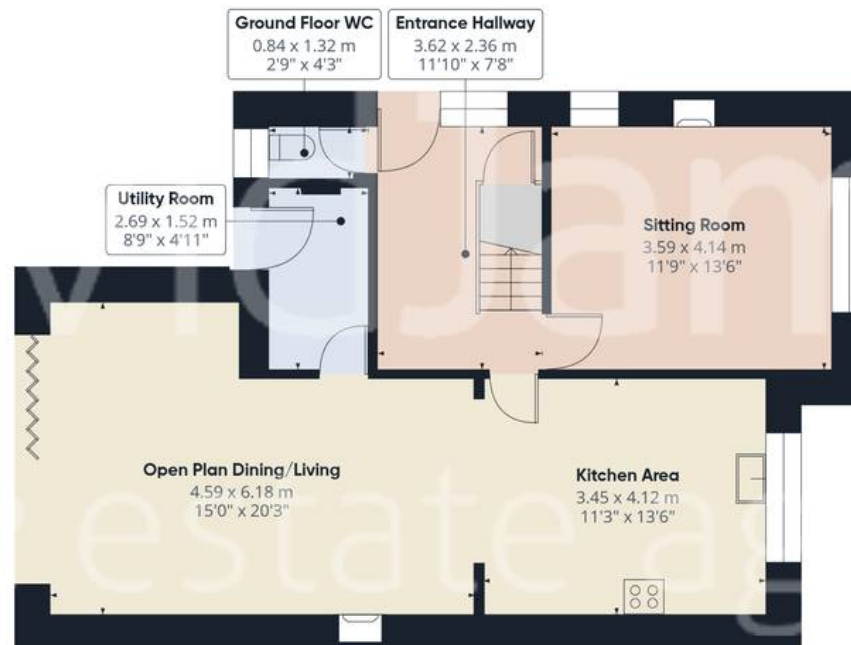
Tenure: Freehold

- Turn-key detached family home seamlessly blending traditional character with modern living
- Sought-after location close to Sherwood, Mapperley and Mapperly Park
- Near to Woodthorpe Grange Park, local schools and bus links to the city centre
- Three double bedrooms plus versatile fourth bedroom/dedicated home office
- Substantially extended with stylish open-plan kitchen, dining and family living space
- Features include solid oak hallway, WC & sitting room flooring, Travertine kitchen/living flooring & granite kitchen worktops
- Open-plan living/kitchen space with triple-glazed bi-fold doors and Velux rooflights
- Indian sandstone patio, mature fruit & nut trees & premium HotSpring Envoy hot tub
- Generous, private & southerly facing tiered rear garden with paved patio
- Driveway for two vehicles, detached garage, secure gated side access & EV charger







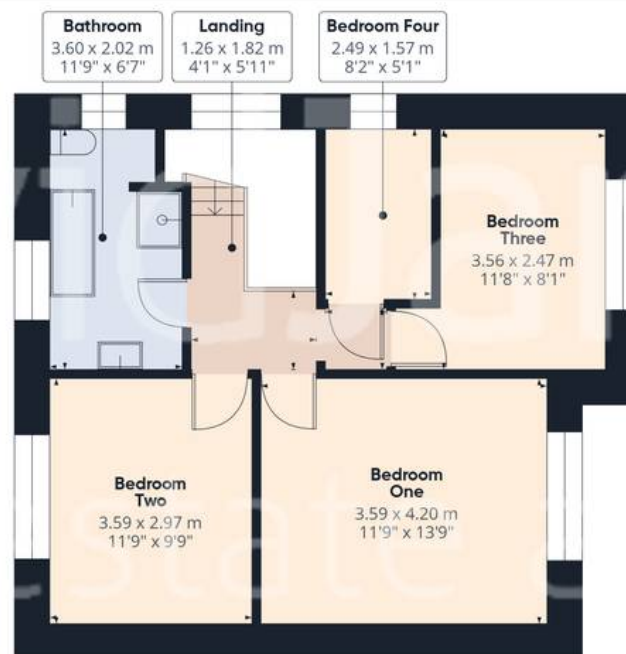


Floor 0

Approximate total area⁽¹⁾

119.6 m²

1288 ft²



Floor 1

(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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