



**2 Louise Avenue, Netherfield - NG4 2ND**

Guide Price **£280,000**





## 2 Louise Avenue

Netherfield, Nottingham

GUIDE PRICE £280,000–£300,000 Stylish and fully renovated 3 bed semi-detached with no chain! Stunning open-plan living kitchen, large private rear garden & driveway – all in a cul-de-sac setting!

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

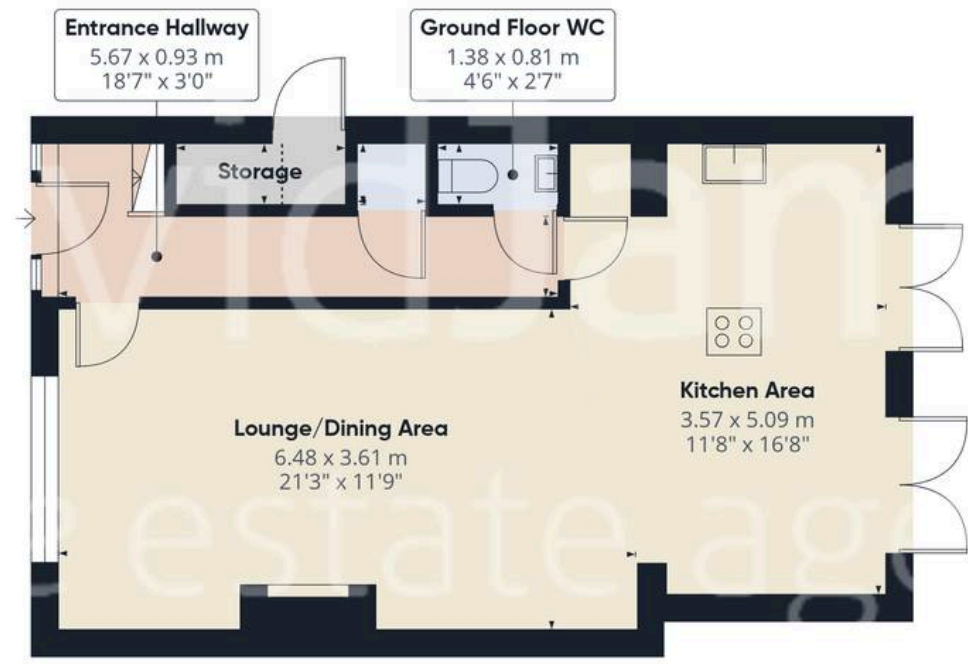
EPC Environmental Impact Rating:

- Stylish and extended semi-detached home in a cul-de-sac location
- Fully renovated by the current owners and beautifully presented throughout
- Perfect for those seeking a ready-made home
- Welcoming entrance hallway with a convenient ground floor WC
- Stunning open-plan living/kitchen with dual aspect windows
- Contemporary kitchen with a feature central island and range of integrated appliances
- Bright first floor hosts three bedrooms (including a flexible nursery or home office)
- Modern family bathroom with rainfall shower, vanity sink and stylish detailing
- Large private rear garden with good-sized paved patio and lawn
- Double width driveway providing off-street parking for two vehicles

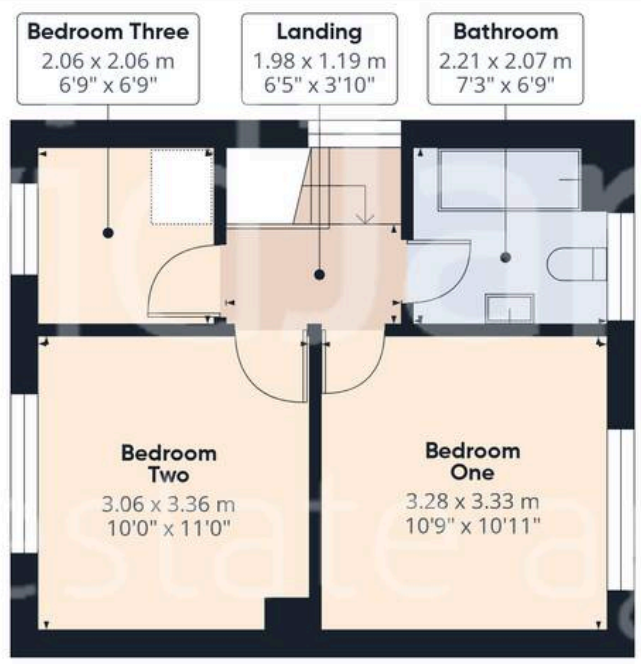








Floor 0



Floor 1



<b>Approximate total area<sup>(1)</sup></b>
82.1 m <sup>2</sup>
883 ft <sup>2</sup>
<b>Reduced headroom</b>
0.9 m <sup>2</sup>
10 ft <sup>2</sup>

(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



## David James Estate Agents

376 Carlton Hill, Carlton - NG4 1JA

0115 987 8957 • [carlton@david-james.com](mailto:carlton@david-james.com) • [www.david-james.com](http://www.david-james.com)

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