



ASHFORD  
& MOULT  
ESTATE AGENTS

£415,000

James Drive

Nottingham, NG14 6RJ

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## PROPERTY SUMMARY

An impressive and generously proportioned five-bedroom detached family home, thoughtfully designed to suit modern living. Boasting a stylish contemporary kitchen, three en-suite bedrooms, a detached tandem garage, and a beautifully sized garden, this property offers everything a growing family could wish for.

Finished to an exceptional standard throughout, the accommodation begins with a welcoming entrance hall featuring useful built-in storage and a convenient ground floor W.C. The spacious lounge diner provides an ideal setting for both everyday family life and entertaining, while the modern breakfast kitchen is a real highlight — sleek, practical, and perfect for busy mornings or social gatherings.

The first floor hosts three well-proportioned bedrooms, two of which benefit from fitted wardrobes and private en-suite shower rooms, alongside a spacious and stylish family bathroom. The second floor offers an impressive principal bedroom complete with fitted wardrobes and its own en-suite, as well as an additional dual-aspect bedroom that could serve equally well as a guest room, home office, or teenager's retreat.

Externally, the property continues to impress with a low-maintenance front garden, a driveway providing ample off-road parking, and a detached tandem garage equipped with power and lighting. To the rear is a fully enclosed garden, offering a fantastic outdoor space for children, pets, or summer entertaining.

5



4



1



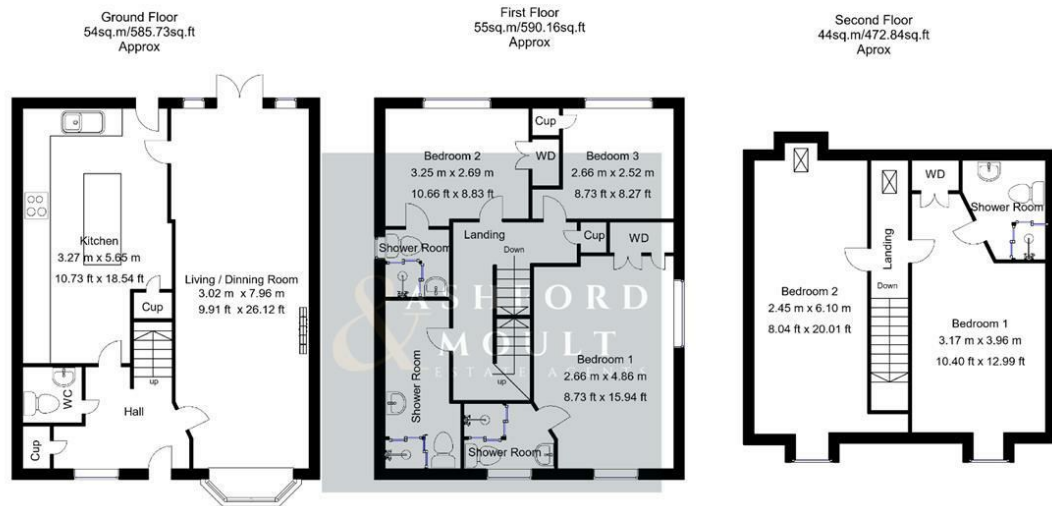


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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.  
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**LOCAL AUTHORITY**  
Gedling Borough Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
E

**VIEWINGS**  
By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		79	87
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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