



## 10 Boynton Drive, Nottingham - NG3 3EP

Guide Price £385,000 - £400,000



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Nottingham, Nottingham

GUIDE PRICE £385,000 - £400,000 Spacious and versatile 4/5 bed detached family home with generous accommodation set over 3 storeys! 2 reception rooms, superb modern kitchen and a southerly-facing low-maintenance garden plus parking!

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Three-storey detached family home
- Within easy reach of Mapperley's vibrant amenities, schools and bus services to Nottingham City Centre
- Bright and neutrally-decorated lounge with a feature box window
- Superb modern kitchen with a range of integrated appliances, breakfast bar and useful store/pantry
- Versatile converted garage/storage space
- Generous lower ground floor sitting room/bed five with an adjoining shower room and store (current utility/laundry space)
- Four first floor bedrooms (bedrooms one and two with sliding door wardrobes)
- Main bedroom contemporary en-suite shower room and three-piece family bathroom
- Southerly-facing garden with low-maintenance artificial lawn and patio design
- Multi-vehicle block paved driveway to the front









Floor 0



Floor 1



Floor 2



Approximate total area<sup>(1)</sup>

123.7 m<sup>2</sup>

1333 ft<sup>2</sup>

(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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