



**45 Digby Avenue, Nottingham - NG3 6DS**

Guide Price **£400,000**





## 45 Digby Avenue

Nottingham, Nottingham

HUGE POTENTIAL! Rare opportunity to acquire a large detached bungalow with superb views over Digby Park and beyond! Versatile living spaces, expansive gardens and a substantial basement level!

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Large and versatile detached bungalow with huge potential for modernisation
- Offered to the market with no upward chain
- Stunning panoramic views across Digby Park, Mapperley Golf Course and Gedling Country Park
- Bright, spacious and open plan lounge/dining/sitting space plus an adjoining conservatory with garden views
- Breakfast kitchen complemented by a separate utility room
- Two flexible ground-floor bedrooms and a further first floor bedroom
- Two well-proportioned bathrooms (including a private four-piece first floor suite)
- Substantial multi-compartment basement level with huge potential (subject to permissions)
- Generous landscaped rear garden with lawns, mature planting and direct gated access into the park
- Driveway and garage provide multi-vehicle off-street parking









Floor -1



Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
251.9 m<sup>2</sup>  
2711 ft<sup>2</sup>

Reduced headroom  
10.7 m<sup>2</sup>  
115 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.



## David James Estate Agents

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