



3a Gardenia Grove, Nottingham - NG3 6HY

Guide Price £475,000 - £500,000



3a Gardenia Grove

Nottingham

GUIDE PRICE £475,000–£500,000. Five-bedroom executive detached home with three reception rooms, three en-suites, superb kitchen diner, private driveway, double garage and generous garden!

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: TBC

- Executive detached home offering substantial family accommodation
- Privately positioned with a long driveway approach offering excellent privacy and seclusion
- Spacious entrance hall featuring a contemporary curved staircase
- Three versatile reception spaces including two sitting rooms and a bright garden-facing sunroom
- Superb open-plan kitchen diner with stylish fitted units, integrated appliances and underfloor heating
- Separate utility room with fitted storage, laundry space and convenient side access
- Five generous double bedrooms (including three with private en-suite shower rooms)
- Contemporary family bathroom featuring a Jacuzzi-style bath and walk-in rainfall shower
- Integral double garage with partitioned rec space (current gym) with lighting, power and further storage potential
- South-westerly facing rear garden with raised seating areas and excellent outdoor entertaining potential









Floor 0



Floor 1



Approximate total area⁽¹⁾

237.7 m²

2559 ft²

Reduced headroom

12.7 m²

136 ft²

(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.

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