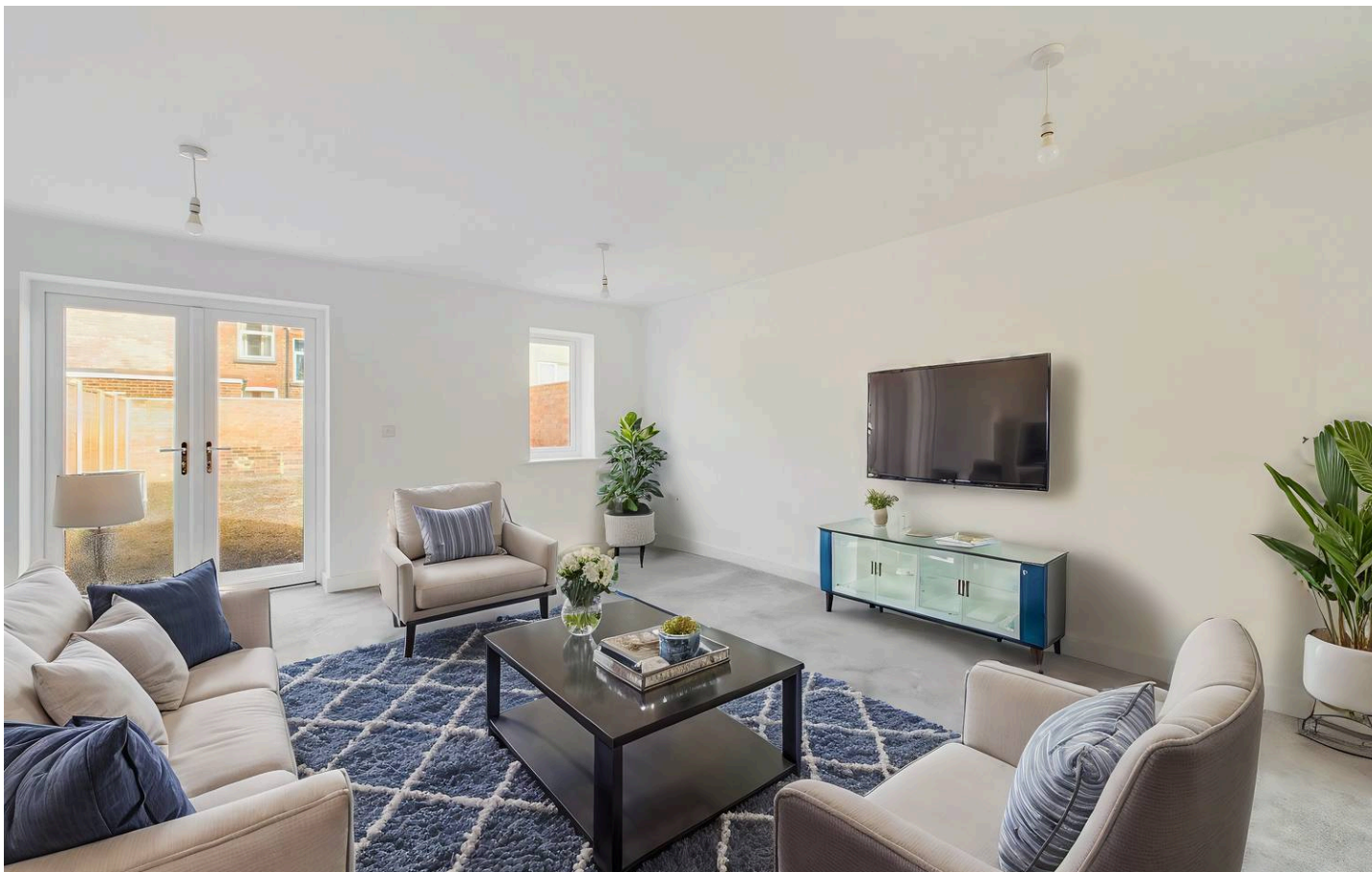




Durham Avenue, Nottingham - NG2 4LU

Guide Price **£280,000**

DavidJames
the estate agent



20 Durham Avenue

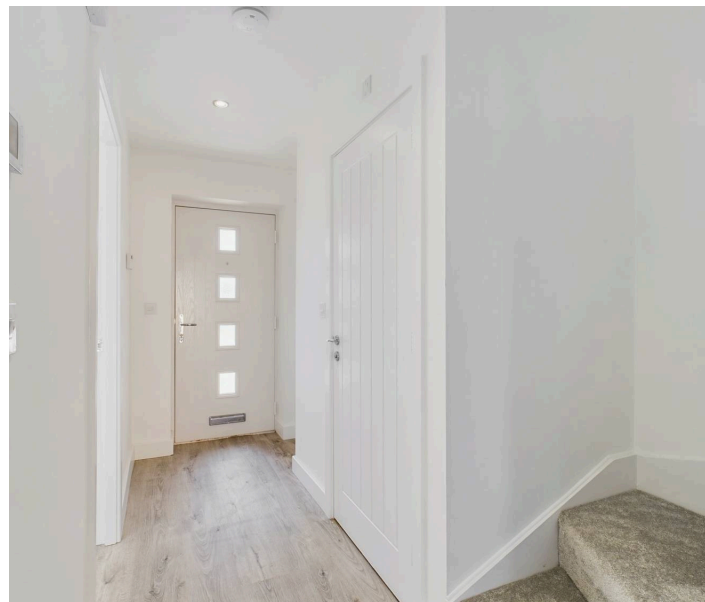
Nottingham, Nottingham

Newly-built semi-detached family home with 10-year warranty near Nottingham. Underfloor heating, modern kitchen, four bedrooms, garden with patio and driveway. Ideal for easy commuting with local amenities. Viewing recommended!

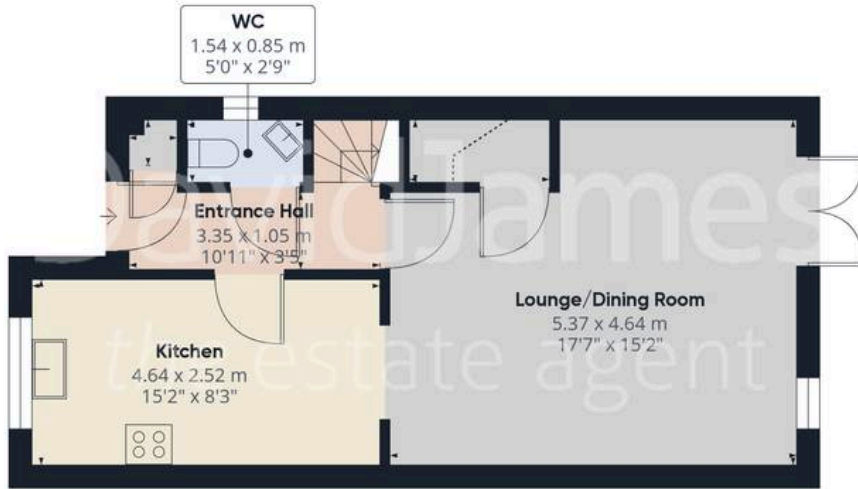
Council Tax band: TBD

Tenure: Freehold

- Newly-built semi-detached family home
- Four bedrooms (main bedroom suite with a dressing room and en-suite)
- Bright and spacious lounge/dining room with French doors
- Stylish modern kitchen with integrated appliances
- Main family bathroom with a separate shower cubicle
- Enclosed and good-sized rear garden with a lawn and patio area
- Driveway and EV charging point
- Ground floor underfloor heating system
- 10-year structural warranty for peace of mind
- Within easy reach of Sneinton Dale's amenities and nearby Nottingham City Centre







Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾

105.5 m²
1135.59 ft²

Reduced headroom

5.23 m²
56.3 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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These particulars are produced in good faith and are set out as a general guide only. Measurements are approximate and floor plans are for illustrative purposes only. Services have not been tested. We have established professional relationships with third-party suppliers for the provision of services to Clients, details of which can be found on the property listing page on our website.