



37 Kirk Road, Nottingham – NG3 6GX

Guide Price **£260,000**





37 Kirk Road

Nottingham, Nottingham

Immaculately-presented 3 bed semi-detached home with modern dining kitchen, lounge, stylish bathroom, tiered garden and a converted bar.

Close to amenities and schools - ideal for families or professionals!

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

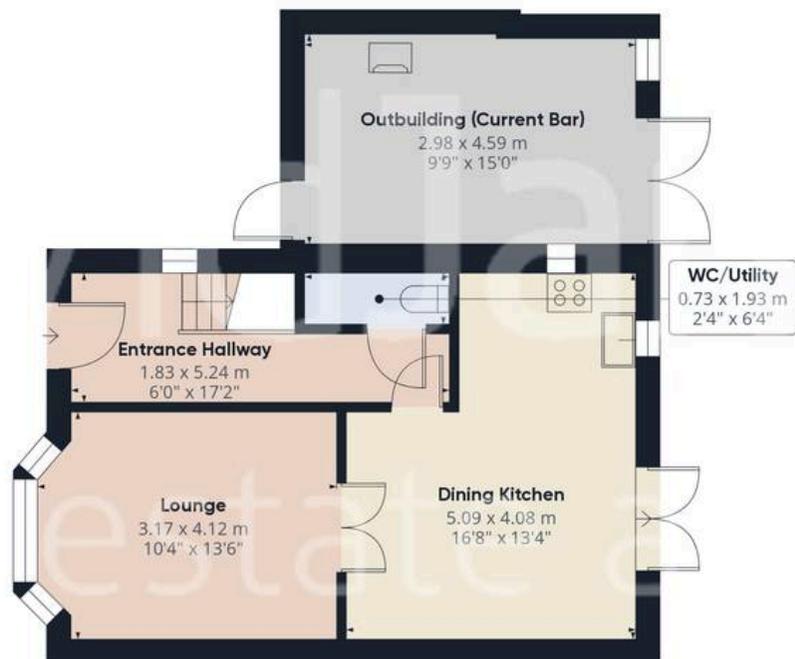
EPC Environmental Impact Rating: E

- Beautifully-presented semi-detached family home
- Move-in-ready home with modern features and a family-friendly layout
- Popular location close to Mapperley's amenities, schools and frequent bus services
- Welcoming entrance hall with a useful understairs WC/utility
- Cosy lounge with a feature bay window
- Stunning dining kitchen with integrated appliances and French doors
- Three well-proportioned bedrooms (including two double bedrooms)
- Luxurious family bathroom with a four-piece suite including a large walk-in shower cubicle
- Former garage/outbuilding currently utilised as a fantastic bar space
- Superb landscaped tiered rear garden with block-paving, lawn and a feature decked seating area
- Block-paved driveway provides convenient off-street parking









Floor 0

Approximate total area⁽¹⁾

90.16 m²

970.48 ft²



Floor 1

(1) Excluding balconies and terraces

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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