



**21 Trafford Gardens, Nottingham – NG8 5AL**

Guide Price **£425,000**

**DavidJames**  
the estate agent



## 21 Trafford Gardens

Nottingham, Nottingham

Versatile 4 bed detached home with convenient access to the nearby Ring Road! Offering generous family living space with multiple reception rooms, a southerly-facing garden and multi-vehicle parking!

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Extended detached family home
- Ideally positioned for convenient access to the nearby A6514 Ring Road
- Well-presented throughout
- Initial welcoming entrance hall with a porch and cloakroom/WC
- Three spacious reception rooms (lounge, dining room and versatile sitting room/office)
- Superb modern breakfast kitchen with a range of integrated appliances
- Ground floor bedroom and accessible en-suite wet room
- Three first floor bedrooms (main bedroom with fitted wardrobes and an en-suite)
- First floor main family bathroom with a three-piece white suite
- Generous southerly facing garden, multi-vehicle driveway and garage









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

133.15 m<sup>2</sup>

1433.23 ft<sup>2</sup>



(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 are based on RICS IPMS 3C standard.



## David James Estate Agents

98-100 Front Street, Arnold - NG5 7EJ

0115 955 5550 • [arnold@david-james.com](mailto:arnold@david-james.com) • [www.david-james.com](http://www.david-james.com)

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.