



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

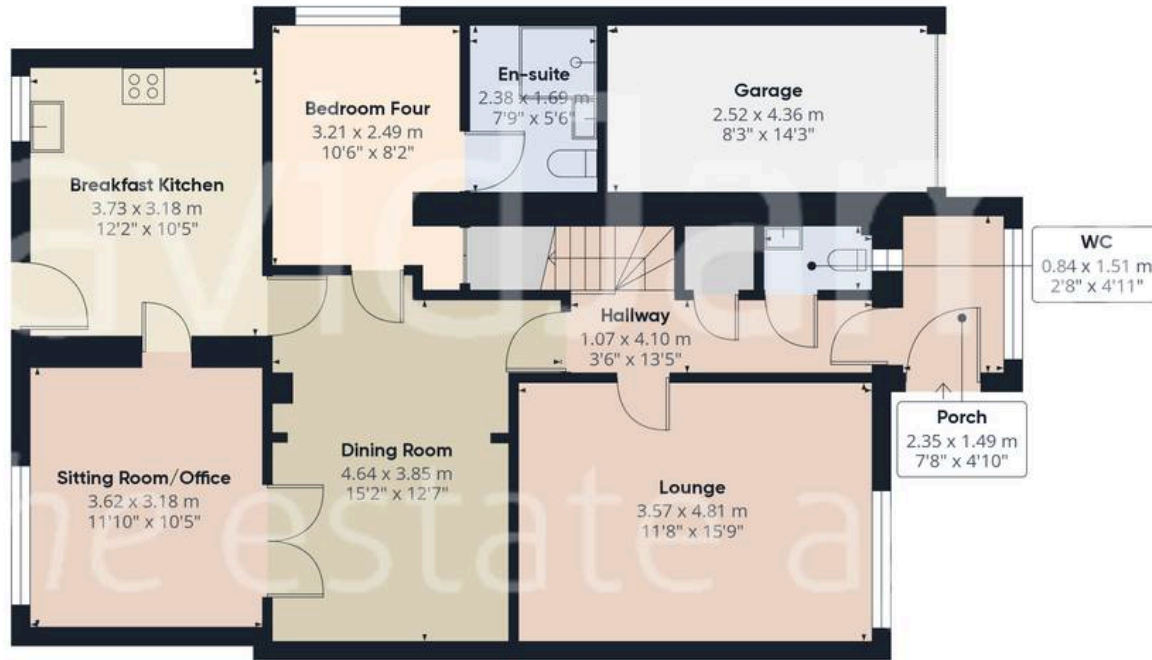
EPC Environmental Impact Rating:

- 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









Floor 0

Approximate total area⁽¹⁾

133.15 m²

1433.23 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 are based on RICS IPMS 3C standard.

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