



4 Grace Drive, Nottingham - NG8 5AG

Guide Price £400,000-£425,000



4 Grace Drive

Nottingham, Nottingham

GUIDE PRICE £400,000 - £425,000 Spacious detached family home with easy access to amenities, the Ring Road and M1! Generous reception space, modern kitchen, 4/5 beds and a garden plus a tandem garage and multi-vehicle driveway!

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Detached four/five bedroom property with versatile ground floor accommodation
- Attractive option for families looking for space and long-term potential
- Lounge with feature fireplace opening into dining room and large full-width conservatory
- Additional ground floor reception room suitable for office, playroom, or extra bedroom
- Modern fitted kitchen
- Four first-floor bedrooms including two doubles with storage, one with modern en-suite shower room
- Family bathroom
- Enclosed rear garden with raised patio, lawn, and two storage sheds
- Driveway providing multiple off-road parking spaces, leading to tandem garage
- Located close to schools, transport links, and everyday amenities









Floor 0

Approximate total area⁽¹⁾

143.5 m²

1548 ft²

Reduced headroom

1.1 m²

11 ft²



Floor 1

(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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