



4 Grace Drive, Nottingham - NG8 5AG

Guide Price £400,000



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

- Versatile detached family home
- Attractive option for families looking for convenient access to the nearby Ring Road and M1
- Located within easy reach of schools, transport links and everyday amenities
- Lounge with feature fireplace, dining room and large full-width conservatory
- Flexible additional ground floor reception room (sitting room or potential guest bedroom)
- Modern fitted kitchen with a range of integrated appliances
- Four first-floor bedrooms (including two doubles and a modern en-suite shower room)
- Family bathroom with four-piece suite, shower-over-bath and tiled finish
- Enclosed rear garden with raised patio, lawn and two sheds
- Multi-vehicle driveway leading to a tandem garage with power and lighting







Floor 0



Floor 1

Approximate total area⁽¹⁾

143.5 m²

1548 ft²

Reduced headroom

1.1 m²

11 ft²

(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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David James Estate Agents

98-100 Front Street, Arnold - NG5 7EJ

0115 955 5550 • arnold@david-james.com • www.david-james.com

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