



17 Meriac Close, Nottingham - NG5 9HS

Guide Price £250,000



17 Meriac Close

Nottingham, Nottingham

GUIDE PRICE £250,000–£260,000 Beautifully-presented 3 bed link-detached home in a quiet cul-de-sac! Modern finishes with high quality features and ideally positioned for local schools and amenities!

Council Tax band: C

Tenure: Freehold

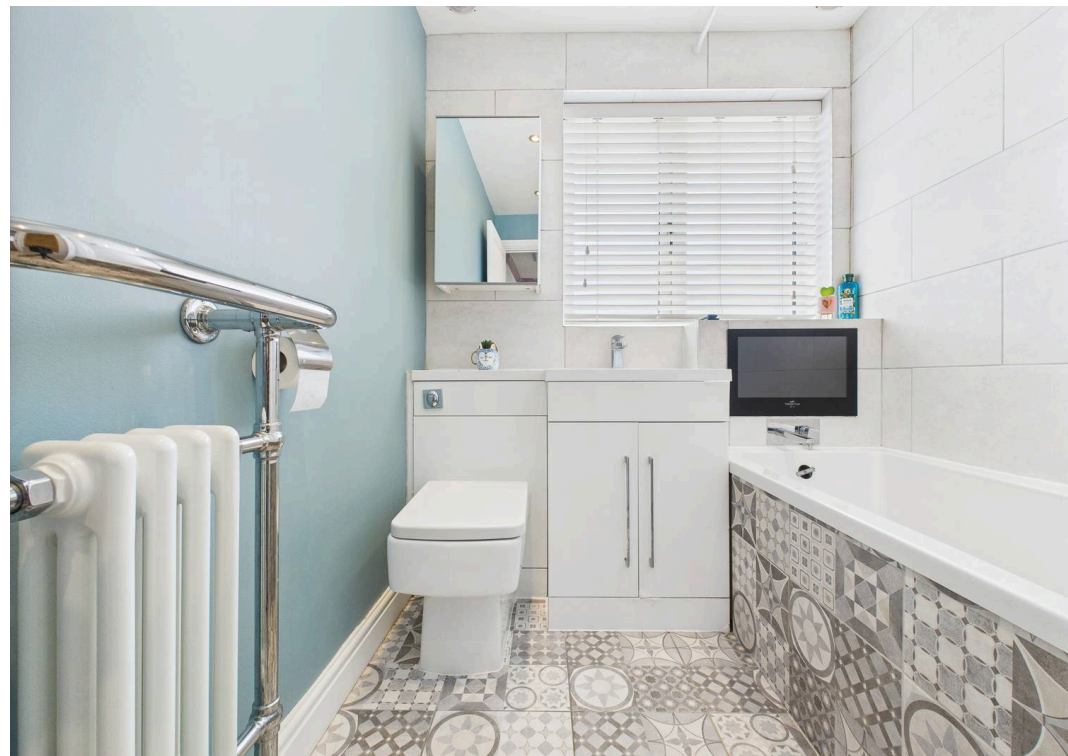
EPC Energy Efficiency Rating: D

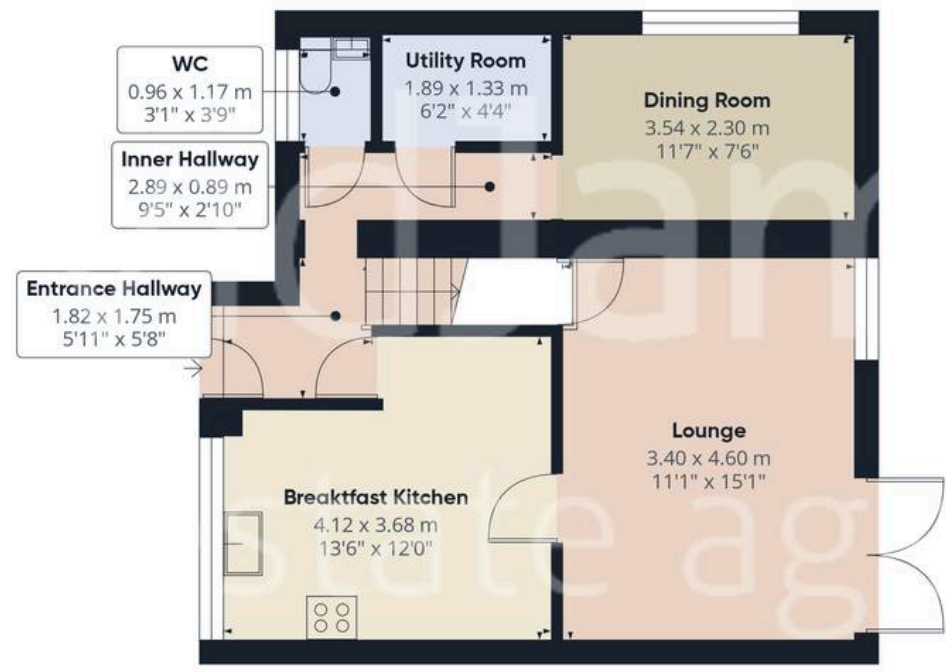
EPC Environmental Impact Rating: C

- Extended link-detached family home in a cul-de-sac
- Within easy reach of popular schools, local amenities and frequent bus services
- Welcoming lounge with a feature solid-fuel burner and French doors
- Flexible dining space with twin Velux-style windows
- Stylish breakfast kitchen with a range of integrated appliances
- Useful utility/laundry room and a convenient downstairs WC
- Three bedrooms (including two double bedrooms)
- Beautiful contemporary family bathroom with a three-piece suite
- Large family-sized garden with artificial lawn and patio seating space
- Driveway providing multi-vehicle parking









Floor 0



Floor 1

Approximate total area⁽¹⁾
80.4 m²
864 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.

GIRAFFE360



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