



**90 Kenrick Road, Nottingham – NG3 6FB**

Guide Price **£350,000**

**DavidJames**  
the estate agent





## 90 Kenrick Road

Nottingham, Nottingham

GUIDE PRICE £350,000 – £375,000 Stylish & extended 3 bed family home offering stunning open-plan living, a home office, en-suite plus bathroom alongside a generous southerly-facing garden & parking!

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

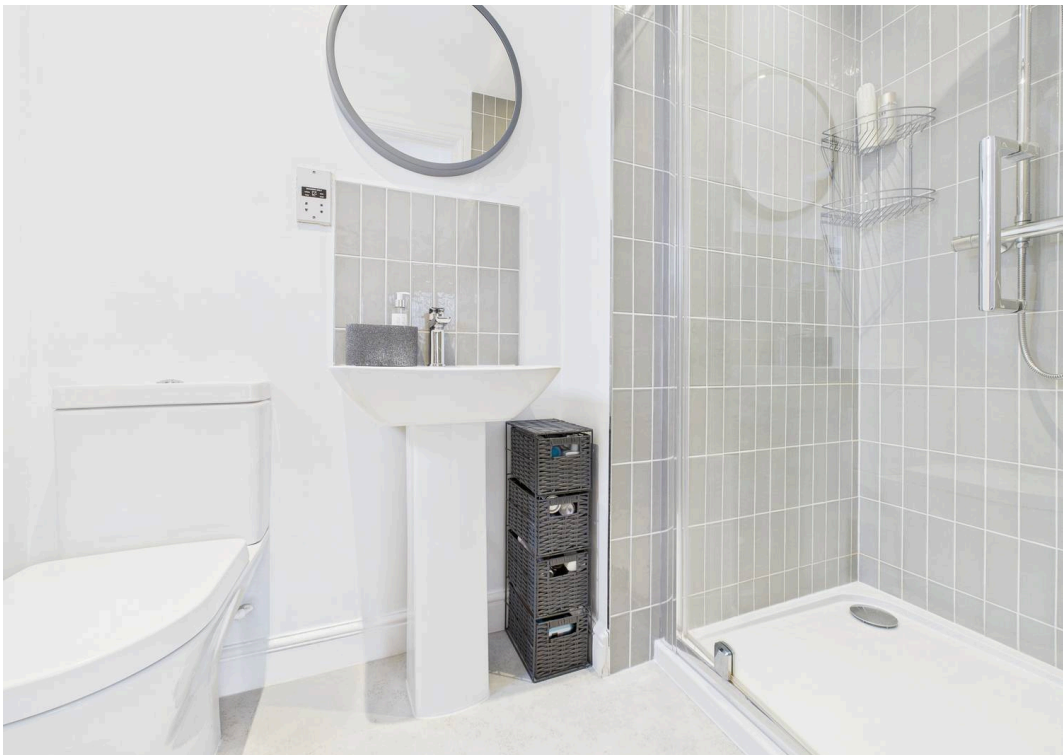
EPC Environmental Impact Rating:

- Beautifully presented, extended end-townhouse in sought after Mapperley location
- Bright, open-plan lounge and dining area ideal for family life
- Impressive full-width rear extension creating standout living space, with expansive bi-fold doors
- High-spec contemporary kitchen with quality fittings throughout
- Dedicated ground floor home office
- Three beautifully presented bedrooms; modern en-suite shower room serving the principal bedroom
- Contemporary family bathroom
- Large south-east facing garden
- Block-paved driveway providing off-street parking for two vehicles leading to reconfigured garage

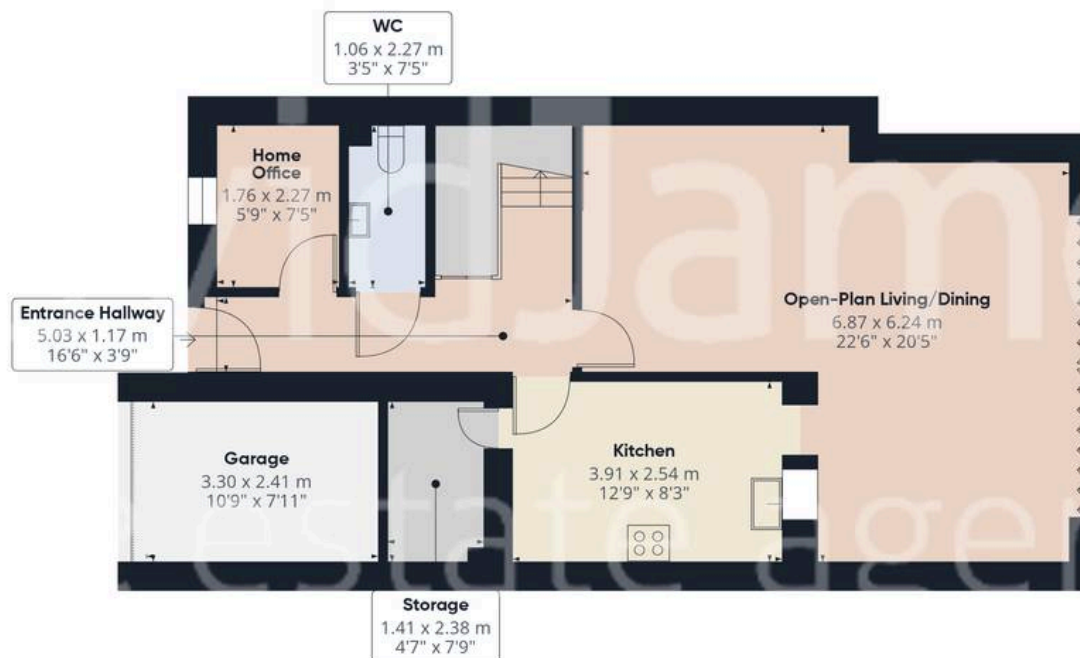




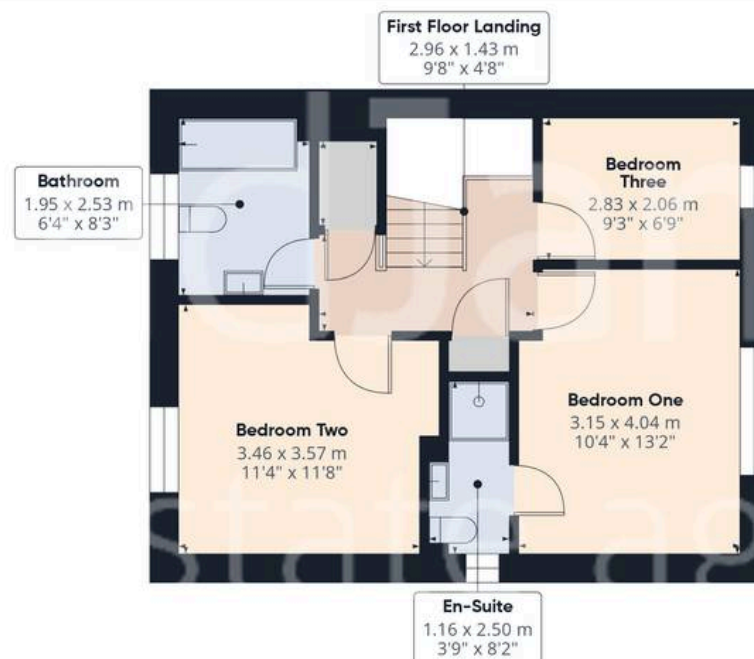








Floor 0



Floor 1

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

116.1 m<sup>2</sup>

1249 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





## David James Estate Agents

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