



## 49 Christina Crescent, Nottingham – NG6 8SH

Guide Price £400,000 – £425,000

DavidJames  
the estate agent





## 49 Christina Crescent

Nottingham, Nottingham

GUIDE PRICE £400,000-£425,000 Stylish 3 bed detached home in a cul-de-sac near amenities and transport links! Stunning open plan living, superb kitchen, a generous garden and multi-vehicle parking!

Council Tax band: C

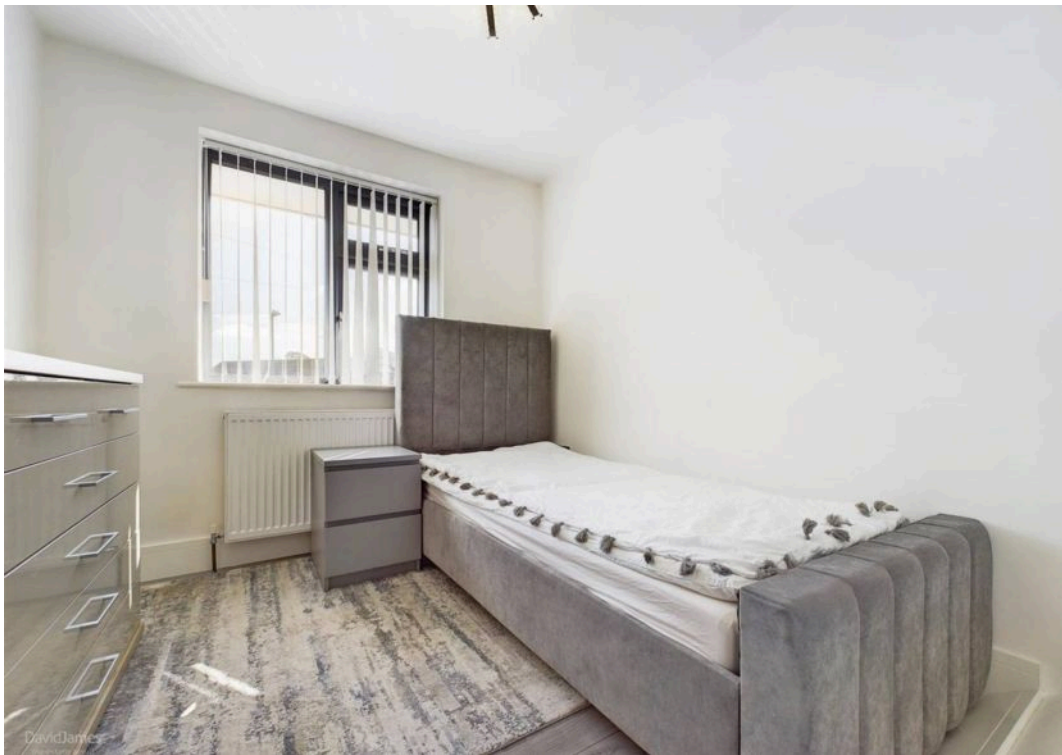
Tenure: Freehold

- Stylish detached family home
- Within easy reach of local amenities, schools and both bus/tram links to the City
- Entrance hall with fingerprint-entry door and a convenient cloakroom/WC
- Superb open plan ground floor living space with bi-fold doors
- Beautiful contemporary breakfast kitchen with integrated Neff appliances
- Three first floor bedrooms
- First floor modern family shower room with white suite
- Ground floor underfloor heating system
- Generous lawned garden with patio area and useful detached storage outbuilding
- Off-street parking and a large detached garage











Floor 0 Building 1



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

84.94 m<sup>2</sup>

914.34 ft<sup>2</sup>

**Reduced headroom**

0.44 m<sup>2</sup>

4.72 ft<sup>2</sup>

(1) Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360





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