



44 Roseleigh Avenue, Nottingham – NG3 6FH

Guide Price £325,000

DavidJames
the estate agent



44 Roseleigh Avenue

Nottingham, Nottingham

Beautifully presented 3 bed semi-detached home thoughtfully designed for family life with amenities and bus links close by. Superb accommodation with 2 reception rooms, stunning kitchen and bathroom!

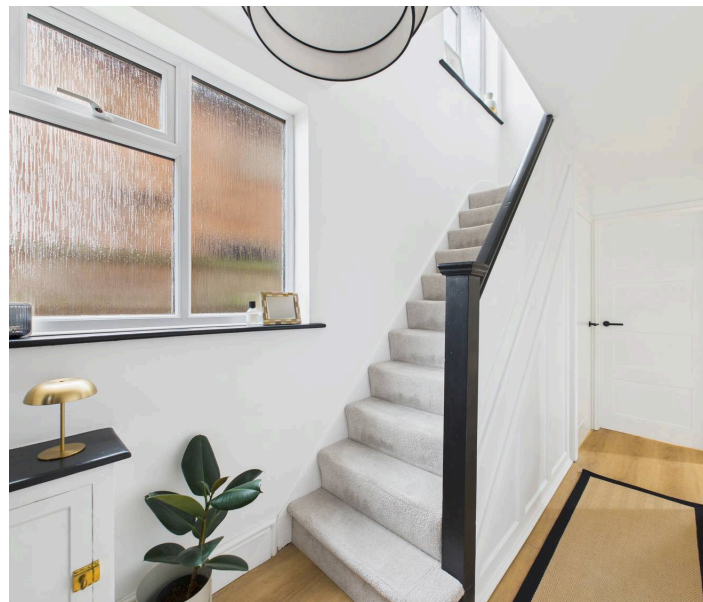
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

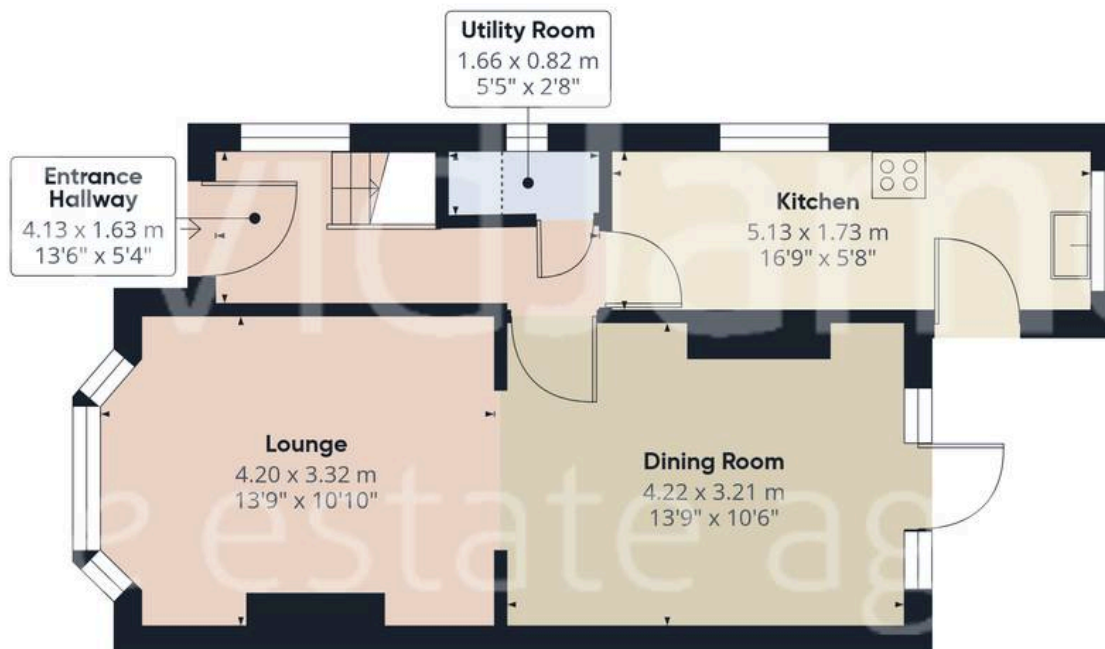
EPC Environmental Impact Rating: F

- Beautifully-presented traditional semi-detached home
- Occupying a lovely position with Mapperley's excellent amenities and regular bus services close by
- Two inviting and versatile reception rooms (lounge with feature bay window and separate dining room with access to the garden)
- Stylish kitchen with shaker-style units, charming Belfast sink and integrated appliances
- Three bedrooms
- Charming main bedroom featuring a decorative fireplace and bay window
- Stunning contemporary bathroom featuring a white three-piece suite with modern countertop basin and storage below
- Generous rear garden with westerly aspect, paved patio and lawn bordered by mature planting
- Driveway providing convenient off-street parking for one vehicle









Floor 0



Floor 1



Approximate total area⁽¹⁾

80.9 m²

871 ft²

Reduced headroom

0.4 m²

5 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

David James Estate Agents, 45B Plains Road – NG3 5JU

0115 962 4213 • mapperley@david-james.com • www.david-james.com

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