



Holly Dene Dean Avenue, Nottingham – NG3 6EP

Offers Over **£525,000**





Holly Dene Dean Avenue

Nottingham, Nottingham

Impressive detached family home incorporating a self-contained annexe that's ideal for a live-in relative or growing/extended family. Flexible accommodation, multi-vehicle parking and wonderful views!

Council Tax band: C

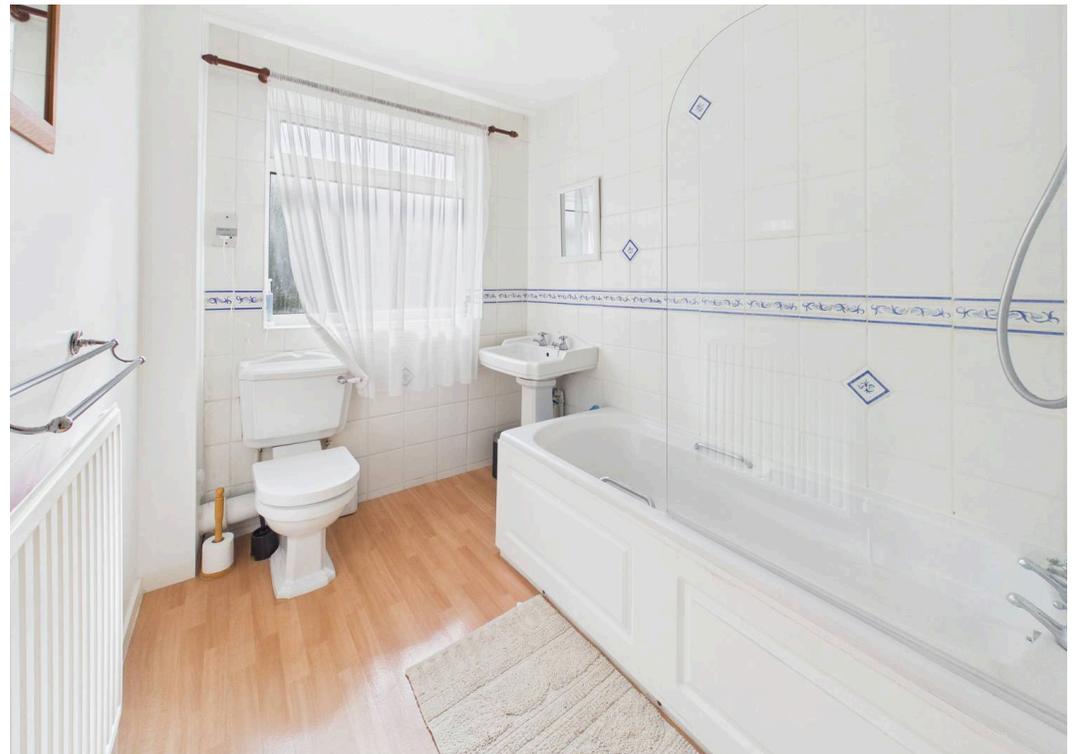
Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Large and versatile detached family home
- Within easy reach of Mapperley's excellent nearby amenities, schools and transport links
- Self-contained annexe offering ideal accommodation for a live-in independent relative or guest
- Large lounge with an adjoining stunning conservatory
- Beautiful and modern open-plan dining kitchen with a range of integrated appliances
- Five flexible bedrooms (depending on configuration)
- Two first floor three-piece bathrooms
- Wonderful views available over the surrounding area
- Fantastic southerly-facing garden with lawn, established planting and an elevated patio seating area
- Multi-vehicle driveway, further parking area and two integral garages







Floor 0



Floor 1



Approximate total area⁽¹⁾

187.4 m²

2019 ft²

Reduced headroom

3.7 m²

39 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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