



14 Greenford Close, Nuthall – NG16 1RH

Guide Price **£325,000**





14 Greenford Close

Nuthall, Nottingham

CHAIN FREE! Immaculate 3 bed detached family home with lounge/dining room, modern kitchen & bathroom, private garden, driveway & garage. Walk to schools, amenities & bus services with M1 links nearby!

Council Tax band: C

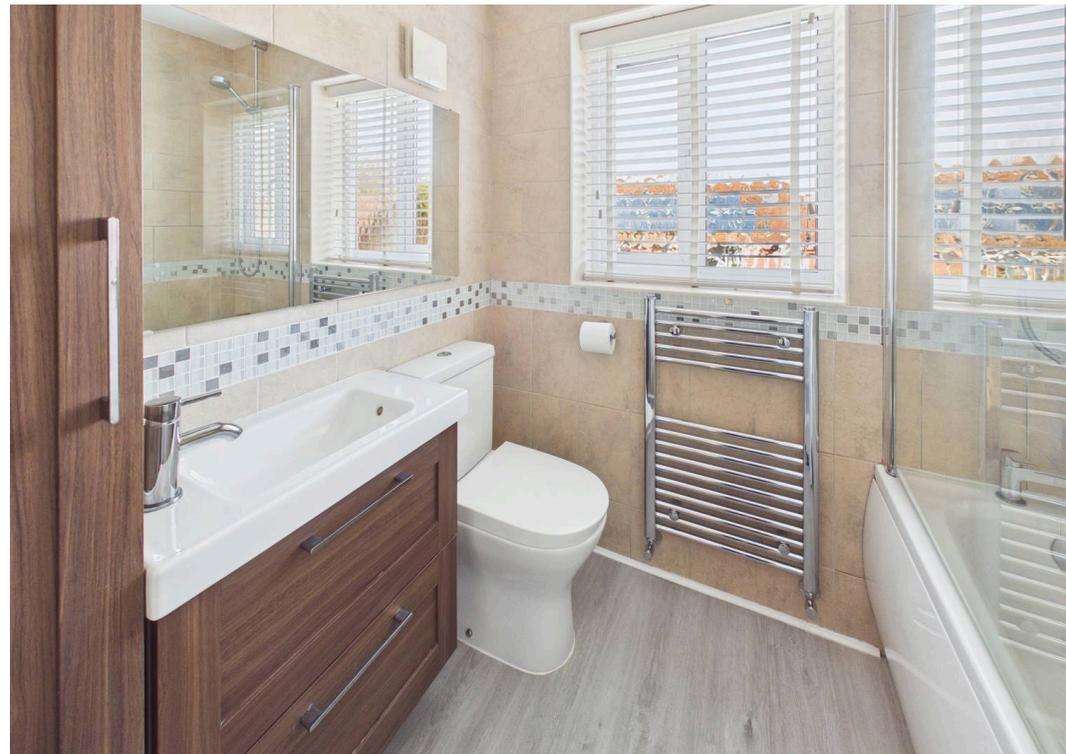
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Modern detached family home on an attractive corner plot
- Available to purchase with no upward chain
- Well-presented property in a sought-after location with M1 links
- Within walking distance of schools, local amenities and bus links
- Spacious lounge/dining room with dual aspect windows
- Stylish modern kitchen with a range of integrated appliances
- Bright first floor landing leading to three well-proportioned bedrooms
- Modern three-piece bathroom suite with vanity basin and storage
- Private enclosed rear garden with patio, gravel seating area and lawn
- Detached garage and driveway providing off-street parking





Ground Floor WC

0.89 x 1.57 m
2'11" x 5'1"

Entrance Hallway

0.94 x 3.10 m
3'0" x 10'2"

Kitchen

2.20 x 3.14 m
7'2" x 10'3"



Floor 0 Building 1

Landing

1.75 x 2.66 m
5'9" x 8'8"

Bathroom

1.99 x 1.70 m
6'6" x 5'6"



Floor 1 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾

78.8 m²

848 ft²

(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

98-100 Front Street, Arnold - NG5 7EJ

0115 955 5550 • arnold@david-james.com • www.david-james.com

These particulars are produced in good faith and are set out as a general guide only. Measurements are approximate and floor plans are for illustrative purposes only. Services have not been tested. We have established professional relationships with third-party suppliers for the provision of services to Clients, details of which can be found on the property listing page on our website.