



**24 Denehurst Avenue, Nottingham – NG8 5DA**

Guide Price **£295,000**

**DavidJames**  
the estate agent



## 24 Denehurst Avenue

Nottingham, Nottingham

GUIDE PRICE £295,000–£305,000 Stylish 3 bed detached home with convenient access to the nearby Ring Road! 2 reception rooms, superb kitchen and a beautiful bathroom plus a large garden and driveway!

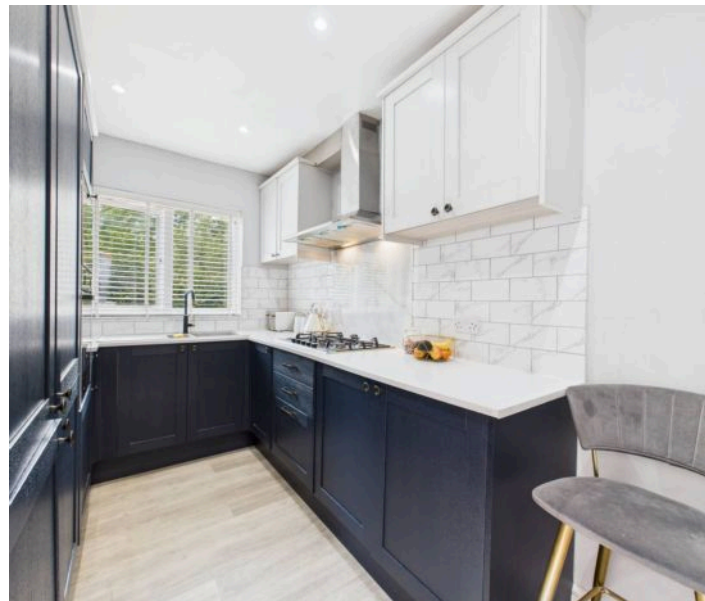
Council Tax band: C

Tenure: Freehold

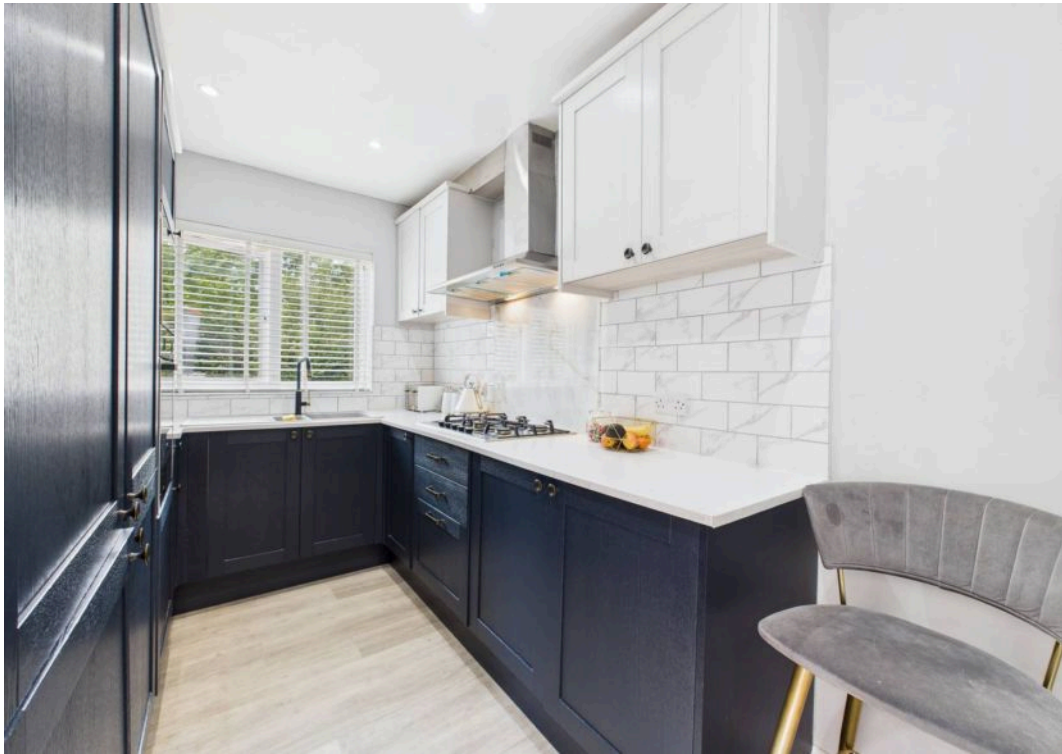
EPC Energy Efficiency Rating: D

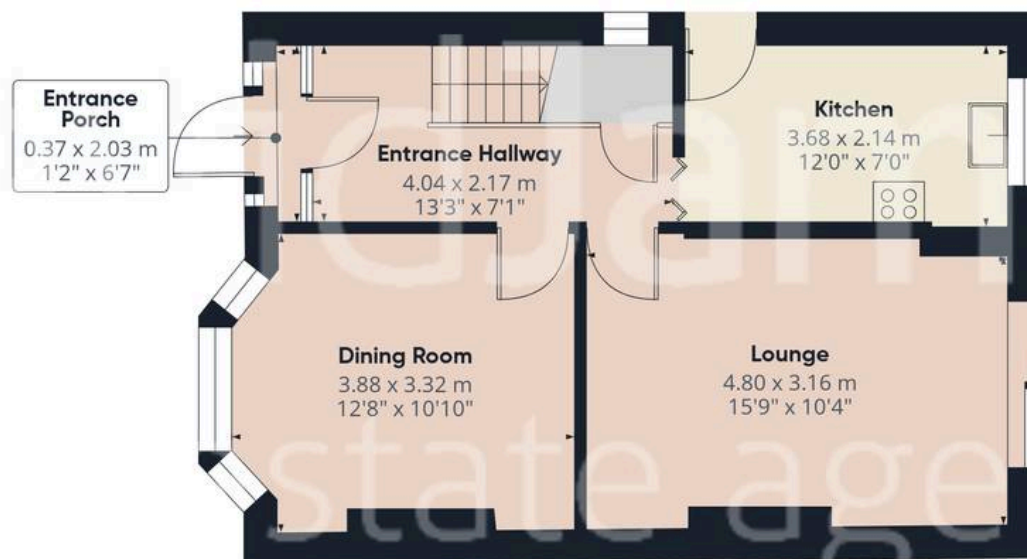
EPC Environmental Impact Rating:

- Well-presented detached family home
- Convenient access to the nearby Ring Road for excellent connectivity across Nottingham
- A short walk from local amenities and frequent public transport links
- Generous lounge with contemporary feature gas fire and patio doors
- Second versatile reception room (currently utilised as a dining room)
- Sleek modern kitchen with integrated appliances and Quartz-effect worktops
- Three well-proportioned bedrooms (including two double rooms with wardrobes)
- Stylish and contemporary family bathroom with a four-piece suite
- Large lawned rear garden perfect for children, pets or outdoor entertaining
- Front driveway with secure gated access offering off-street parking for multiple vehicles









Floor 0



Floor 1

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

81.1 m<sup>2</sup>

873 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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