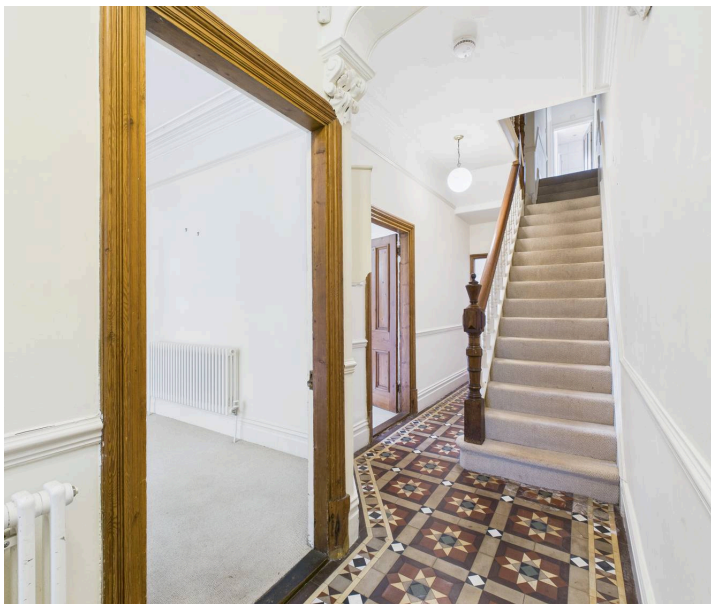




23 Denmark Grove, Nottingham – NG3 4JG

Guide Price £425,000

DavidJames
the estate agent



23 Denmark Grove

Nottingham, Nottingham

3-storey semi-detached home with no onward chain – close to Mapperley & Nottingham City Centre! Featuring 3 reception rooms, breakfast kitchen, 4 double beds, en-suite, family bathroom & tandem garage

Council Tax band: C

Tenure: Freehold

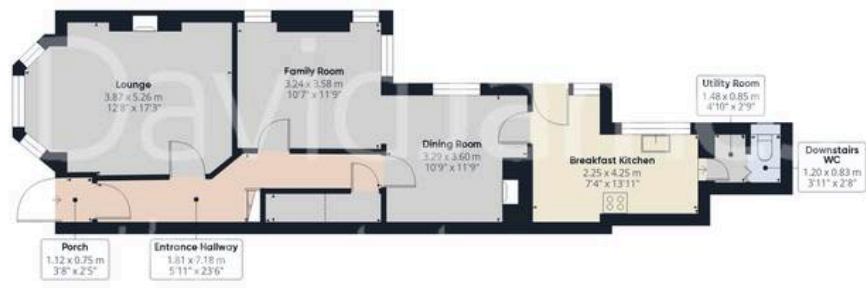
EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Period three storey semi-detached family house with no upward chain
- Excellent location close to Mapperley and Nottingham City Centre's amenities, schools and transport links
- Bright and generously proportioned lounge featuring a stunning decorative fireplace and bay window
- Entrance porch and beautiful entrance hallway with decorative tile flooring
- Versatile open-plan family and dining room with feature fireplace
- Stylish and modern breakfast kitchen with wood-effect, glass units and a breakfast bar
- Separate utility room with separate downstairs WC for added convenience
- Four good-sized double bedrooms (main bedroom with modern en-suite shower room)
- Modern fully tiled four-piece bathroom suite with feature double ended bath and separate shower enclosure
- Private and low maintenance rear garden with block paving and a tandem garage with PV







Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

140.1 m²

1509 ft²

Reduced headroom

10.6 m²

113 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



David James Estate Agents

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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.