



12 Gretton Road, Nottingham – NG3 5JT

Guide Price **£500,000 – £550,000**

DavidJames
the estate agent



12 Gretton Road

Nottingham, Nottingham

GUIDE PRICE £500,000-£550,000 Offered with no chain, this impressive & charming semi-detached period home boasts extensive living space, 3/4 beds and a wonderful detached coach house. A must-view!

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F

- Expansive and charming semi-detached period family home
- Available with no upward chain
- Excellent location within walking distance of Mapperleys vibrant amenities, transport links and highly-regarded local schools
- Three generous reception rooms (including a lounge/dining room, sitting room and versatile family room)
- Stunning open plan dining kitchen with NEFF appliances and underfloor heating
- Four bedrooms (including ground floor double bedroom with a modern en-suite wet room)
- Main family bathroom with a four-piece suite (including a double-ended bath and separate shower cubicle)
- Landscaped gardens incorporating a wonderful mixture of courtyard-style seating areas and greenery
- Separate two-storey brick-built coach house to the rear offering a wealth of opportunity
- Fantastic driveway offering off-street parking for multiple vehicles



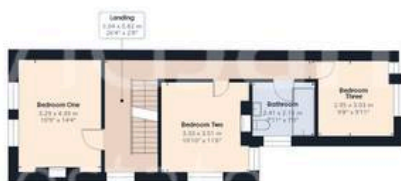




Floor -1 Building 1



Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2



Floor 1 Building 2

Approximate total area⁽¹⁾

231.8 m²

2496 ft²

Reduced headroom

13.2 m²

142 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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