



24 Durham Avenue, Sneinton – NG2 4LU

Guide Price **£300,000 – £325,000**



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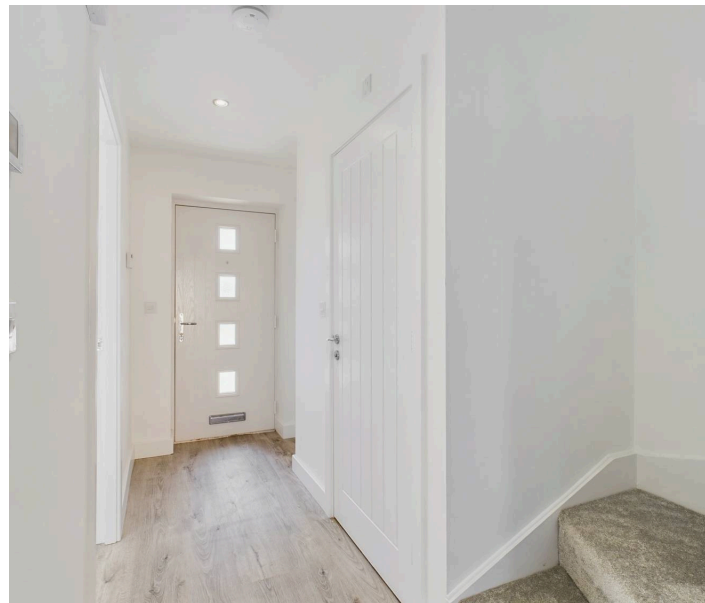
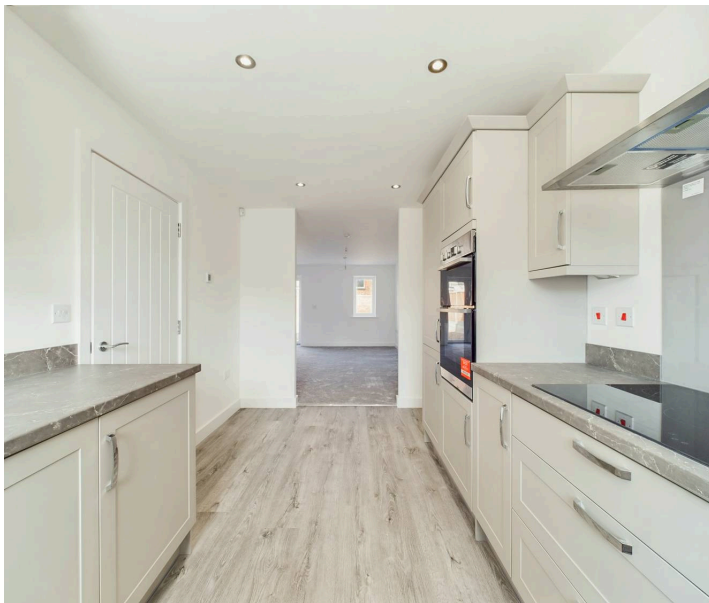
Sneinton, Nottingham

GUIDE PRICE £300,000 - £325,000 New detached family just a short commute from the City Centre! Open plan underfloor-heated living space on the ground level, 4 beds, en-suite and bathroom plus parking.

Council Tax band: TBD

Tenure: Freehold

- Newly-built detached family home
- Within easy reach of Sneinton Dale's amenities and the nearby Nottingham City Centre
- 10-year structural warranty for peace of mind
- Ground floor underfloor heating system
- Bright and spacious lounge/dining room with French doors
- Stylish modern kitchen with integrated appliances
- Four bedrooms (main bedroom suite with a dressing room and en-suite)
- Main family bathroom with a separate shower cubicle
- Enclosed and good-sized rear garden with a lawn and patio area
- Driveway and EV charging point

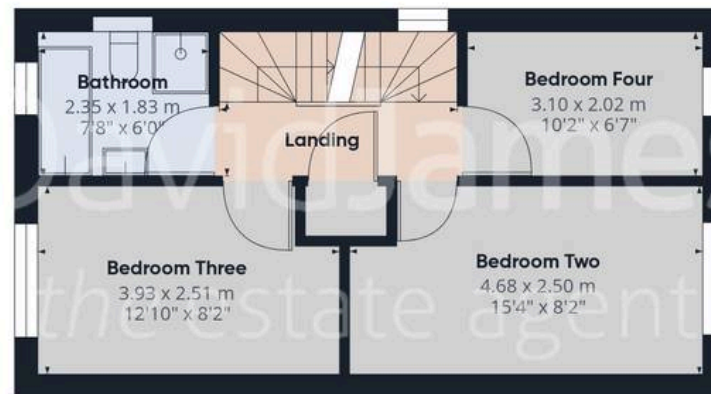








Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾

105.4 m²

1135 ft²

Reduced headroom

5.3 m²

57 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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