



**45 Digby Avenue, Nottingham – NG3 6DS**

Guide Price **£400,000**

**DavidJames**  
the estate agent





## 45 Digby Avenue

Nottingham, Nottingham

Rare opportunity to acquire a large detached bungalow with breathtaking views over Digby Park and beyond! Versatile living spaces, expansive gardens and an extensive basement with huge potential!

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Large detached bungalow offering extensive and versatile accommodation
- Offered to the market with no upward chain
- Stunning panoramic views across Digby Park, Mapperley Golf Course and Gedling Country Park
- Bright, spacious and open plan lounge/dining/sitting space plus an adjoining conservatory with garden views
- Breakfast kitchen complemented by a separate utility room
- Two flexible ground-floor bedrooms and a further first floor bedroom
- Two well-proportioned bathrooms (including a private four-piece first floor suite)
- Substantial multi-compartment basement level with huge potential (subject to permissions)
- Generous landscaped rear garden with lawns, mature planting and direct gated access into the park
- Driveway and garage provide multi-vehicle off-street parking













Floor -1



Floor 0



Floor 1



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

251.9 m<sup>2</sup>

2711 ft<sup>2</sup>

Reduced headroom

10.7 m<sup>2</sup>

115 ft<sup>2</sup>

(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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