



10 Torkard Drive, Nottingham – NG5 9HR

Guide Price **£260,000**

DavidJames
the estate agent



10 Torkard Drive

Nottingham, Nottingham

This well-presented home is in a great location with versatile & spacious accommodation making it perfect for family life, with a good-sized dining/kitchen, 3 double beds and west-facing rear garden.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Well-presented detached family home close to local amenities and transport links
- Bright and spacious lounge with feature brick fireplace and wood burner stove
- Good-sized dining/kitchen with shaker style units and space for a dining table and chairs
- Practical utility room and downstairs WC for added convenience
- Three bedrooms (all good-sized double bedrooms)
- Spacious main bedroom (with fitted wardrobes)
- Bright and modern three-piece white bathroom suite
- Two tier rear garden with good-sized patio seating area and lawn
- Converted garage space (currently used as a gym and utility room)
- Generously-sized block paved driveway providing multi vehicle off-street parking

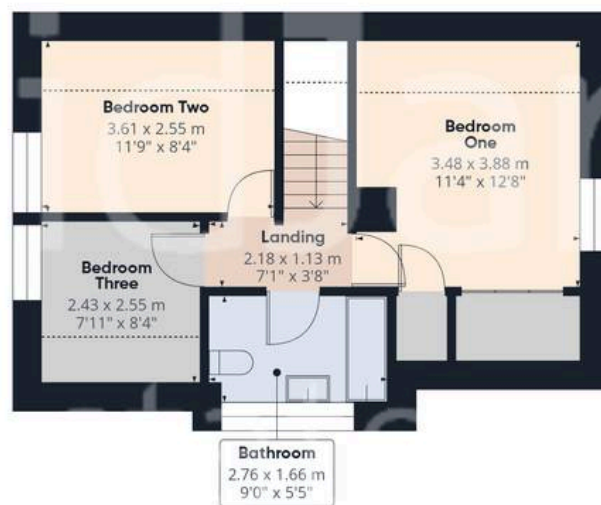








Floor 0



Floor 1

Approximate total area⁽¹⁾

97 m²

1043 ft²

Reduced headroom

7.6 m²

82 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.

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