



90 Kenrick Road, Nottingham – NG3 6FB

Guide Price **£350,000 – £375,000**

DavidJames
the estate agent



90 Kenrick Road

Nottingham, Nottingham

GUIDE PRICE £350,000 – £375,000 Stylish & extended 3 bed family home offering stunning open-plan living, a home office, en-suite plus bathroom alongside a generous southerly-facing garden & parking!

Council Tax band: B

Tenure: Freehold

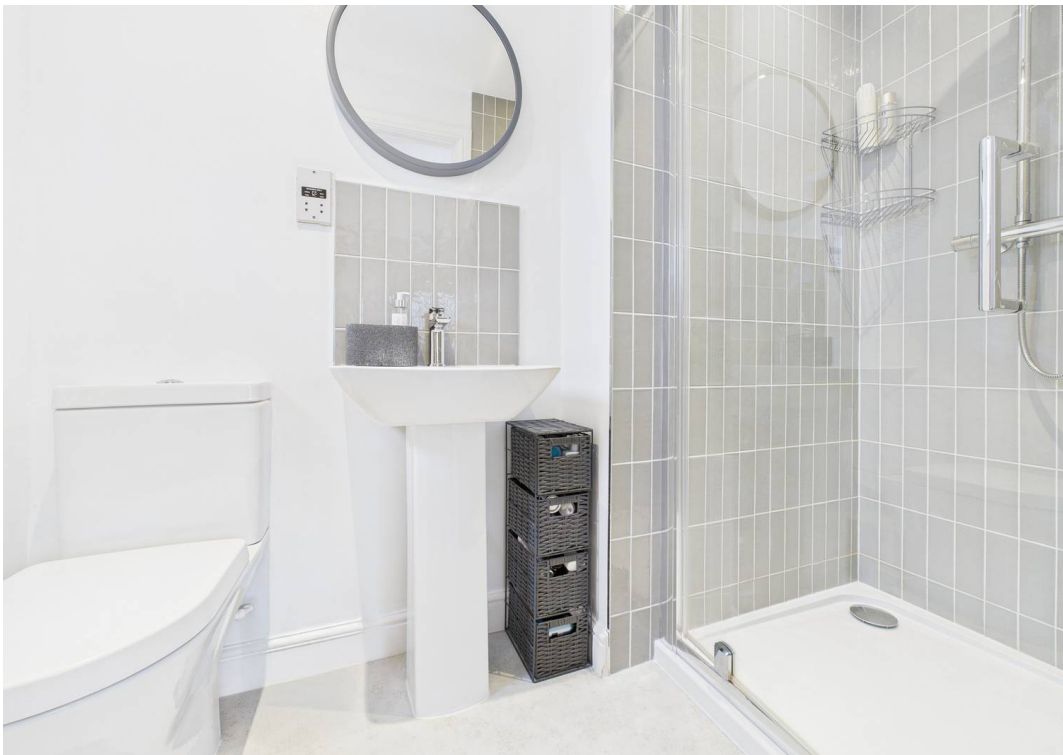
EPC Energy Efficiency Rating: B

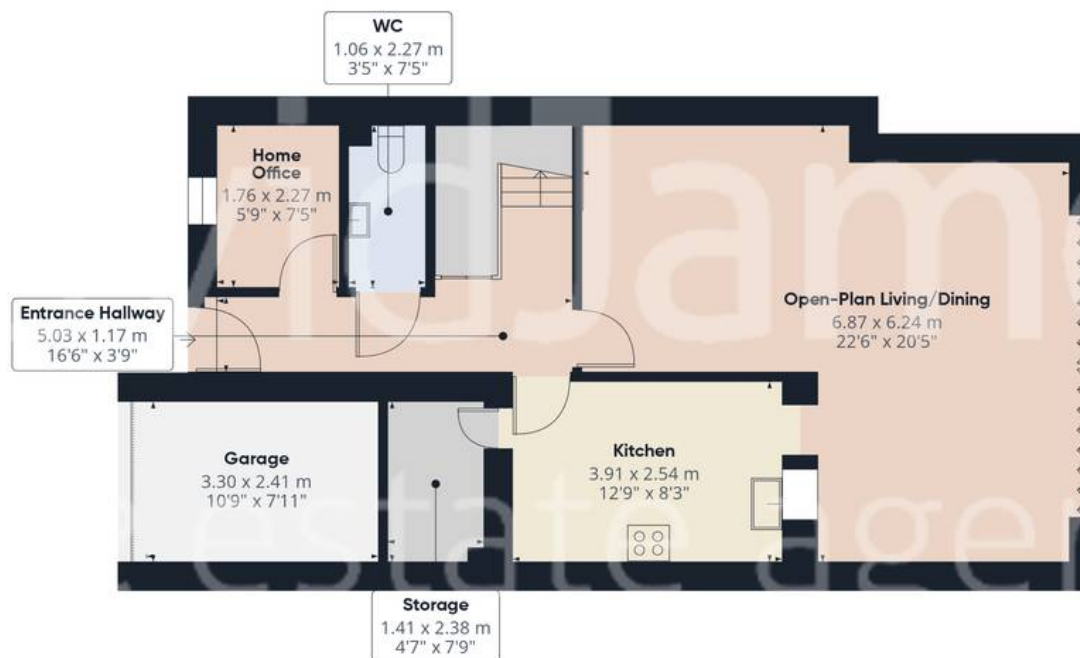
EPC Environmental Impact Rating: B

- Beautifully presented, extended end-townhouse in sought after Mapperley location
- Bright, open-plan lounge and dining area ideal for family life
- Impressive full-width rear extension creating standout living space, with expansive bi-fold doors
- High-spec contemporary kitchen with quality fittings throughout
- Dedicated ground floor home office
- Three beautifully presented bedrooms; modern en-suite shower room serving the principal bedroom
- Contemporary family bathroom
- Large south-east facing garden
- Block-paved driveway providing off-street parking for two vehicles leading to reconfigured garage

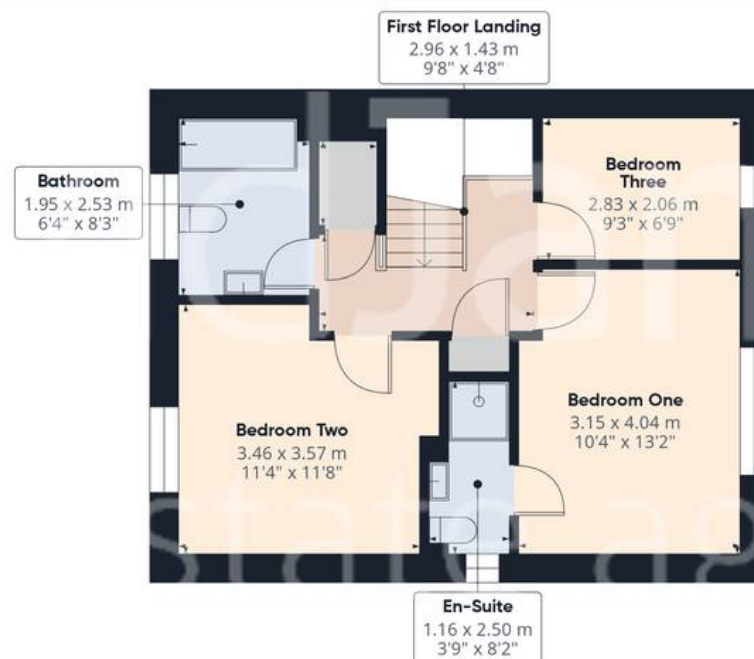








Floor 0



Floor 1

Approximate total area⁽¹⁾

116.1 m²

1249 ft²

(1) Excluding balconies and terraces

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

David James Estate Agents, 45B Plains Road – NG3 5JU

0115 962 4213 • mapperley@david-james.com • www.david-james.com

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.