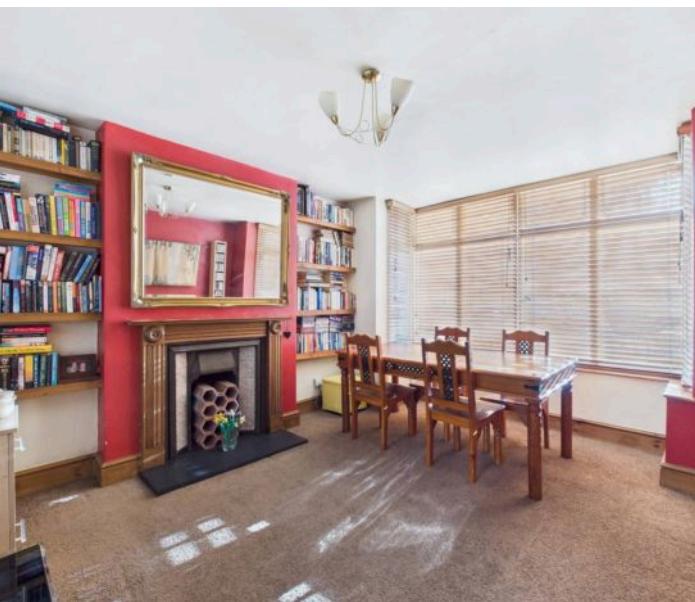




60 Devon Drive, Nottingham – NG5 2EN

Guide Price £325,000

DavidJames  
the estate agent



## 60 Devon Drive

Nottingham, Nottingham

Extended & charming 3 bed detached home within easy reach of Sherwood's amenities and schools! Superb open plan living/kitchen area, versatile reception room, 4-piece bathroom & an enclosed garden!

Council Tax band: C

Tenure: Freehold

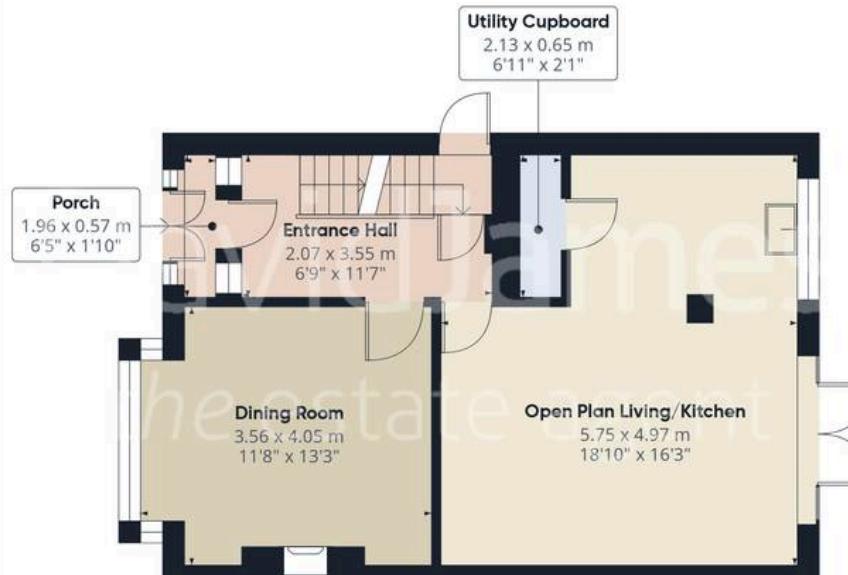
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: G

- Traditional extended detached family home
- Within easy reach of Sherwood's excellent amenities, sought-after nearby schools and bus connections to the City
- Welcoming entrance hall and porch with original feature stained-glass details
- Versatile front reception room (current dining room) with a charming original fireplace
- Superb open plan rear living/kitchen space with French doors and integrated appliances
- Generous basement space providing useful storage
- Three well-proportioned first floor bedrooms
- Modern bathroom with a four-piece white suite (including a separate large shower enclosure)
- Generous loft space with lots of potential (subject to the relevant permissions)
- Enclosed garden with an initial decked patio seating area, lawn, established planting and useful covered side storage







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

116.3 m<sup>2</sup>

1251 ft<sup>2</sup>



(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



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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.