



34 Northcliffe Avenue, Nottingham - NG3 6DA

Guide Price **£350,000 - £375,000**





34 Northcliffe Avenue

Nottingham, Nottingham

GUIDE PRICE £350,000–£375,000 Spacious extended semi-detached with stunning open-plan kitchen/living, bay fronted lounge, 3 beds, four-piece bathroom and superb westerly garden with panoramic views!

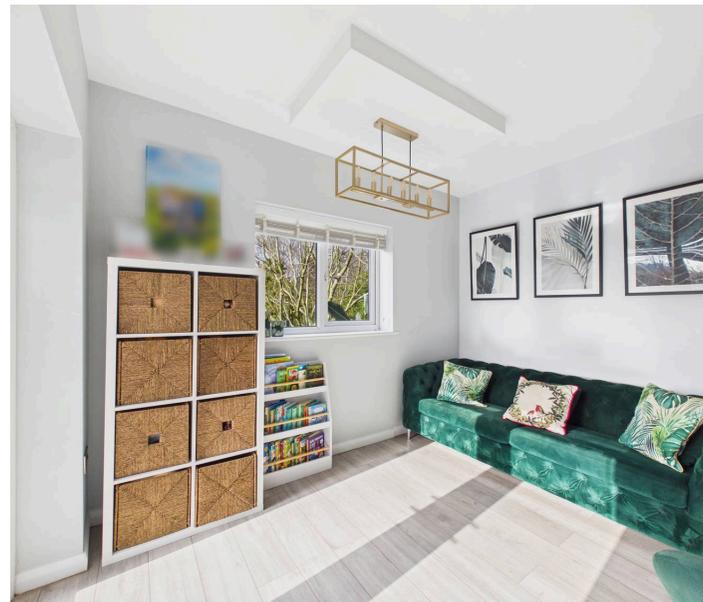
Council Tax band: C

Tenure: Freehold

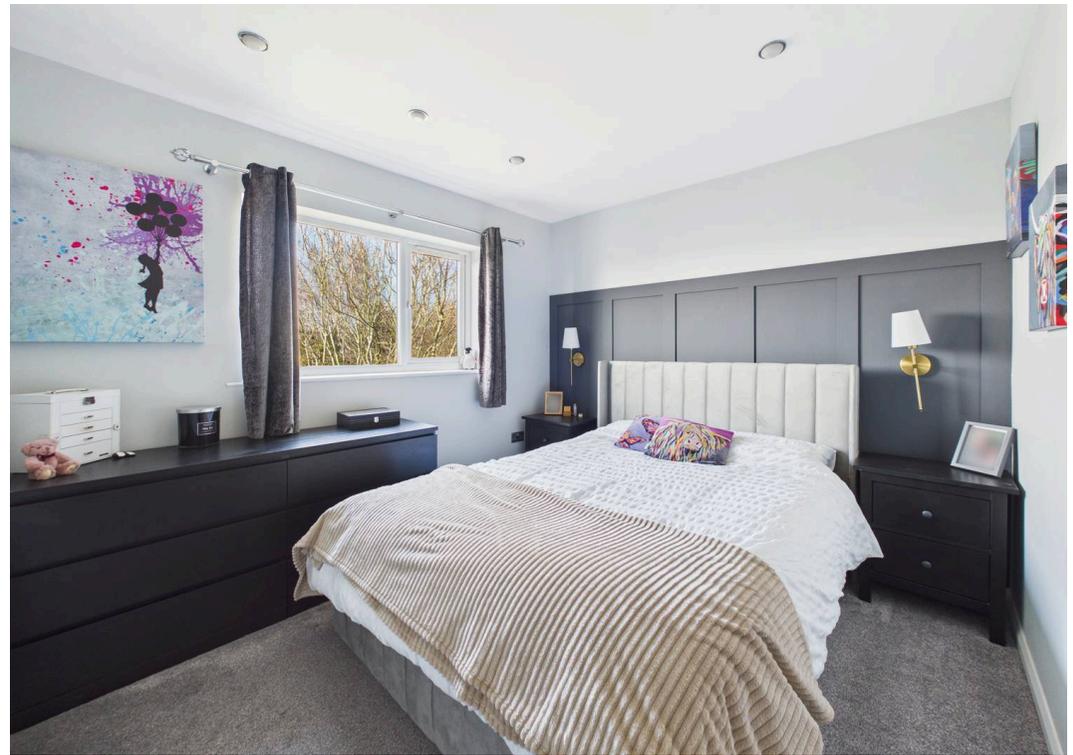
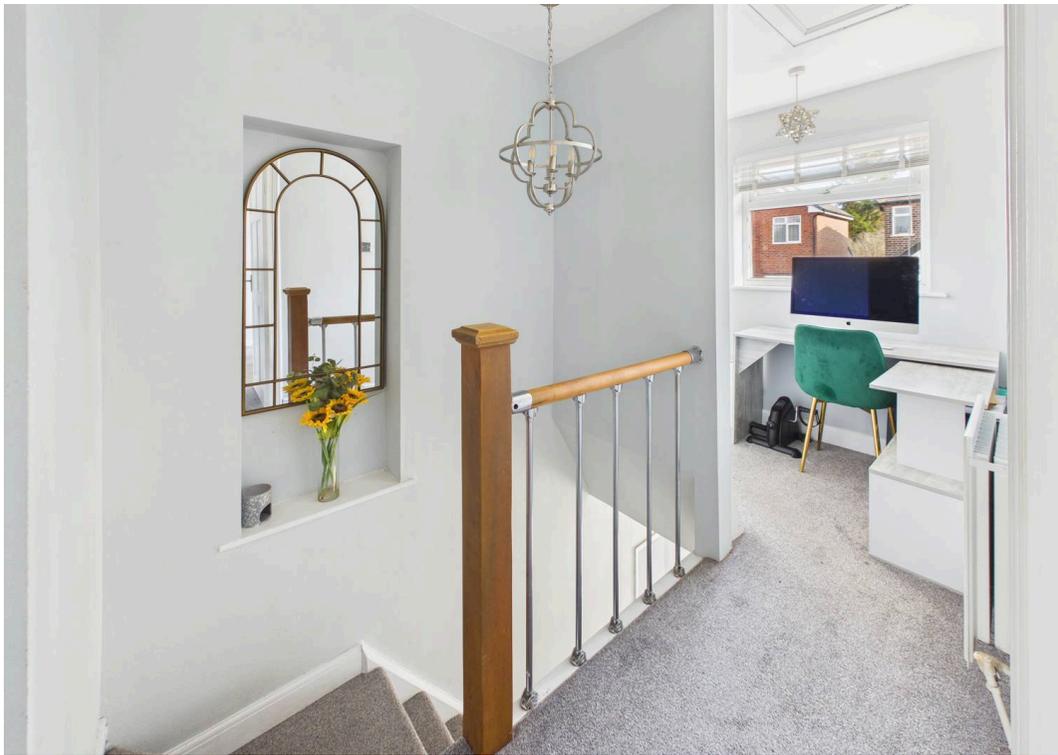
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Spacious extended semi-detached family home with stunning views
- Quiet yet convenient location close to amenities schools and bus links
- Ideal purchase for families, professionals and buyers seeking space
- Welcoming hallway with separate cloakroom/WC for added convenience
- Charming bay fronted lounge with open fire
- Impressive open-plan kitchen/living with shaker style units and breakfast bar
- Three generous double bedrooms (including main bedroom with dressing room)
- Stylish four-piece bathroom suite
- Tiered westerly-facing rear garden with patio, decked seating, lawn and pond
- Low maintenance frontage with EV charger and potential parking









Floor -1



Floor 0



Floor 1



Approximate total area⁽¹⁾

130.4 m²

1403 ft²

Reduced headroom

0.5 m²

5 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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