



7 Plains Farm Close, Nottingham – NG3 5RE

Guide Price £400,000 – £425,000



7 Plains Farm Close

Nottingham, Nottingham

GUIDE PRICE £400,000-£425,000 Beautifully-presented detached bungalow with three bedrooms, two reception rooms and stylish breakfast kitchen alongside garage, carport, driveway and westerly garden.

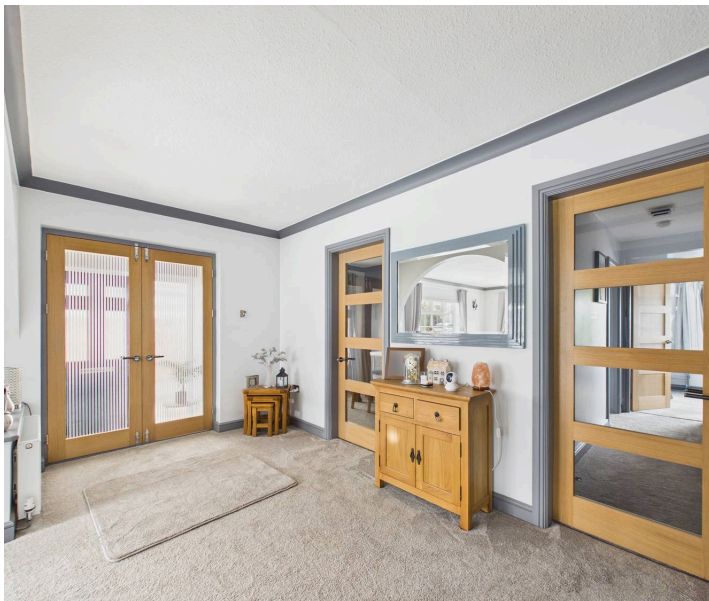
Council Tax band: E

Tenure: Freehold

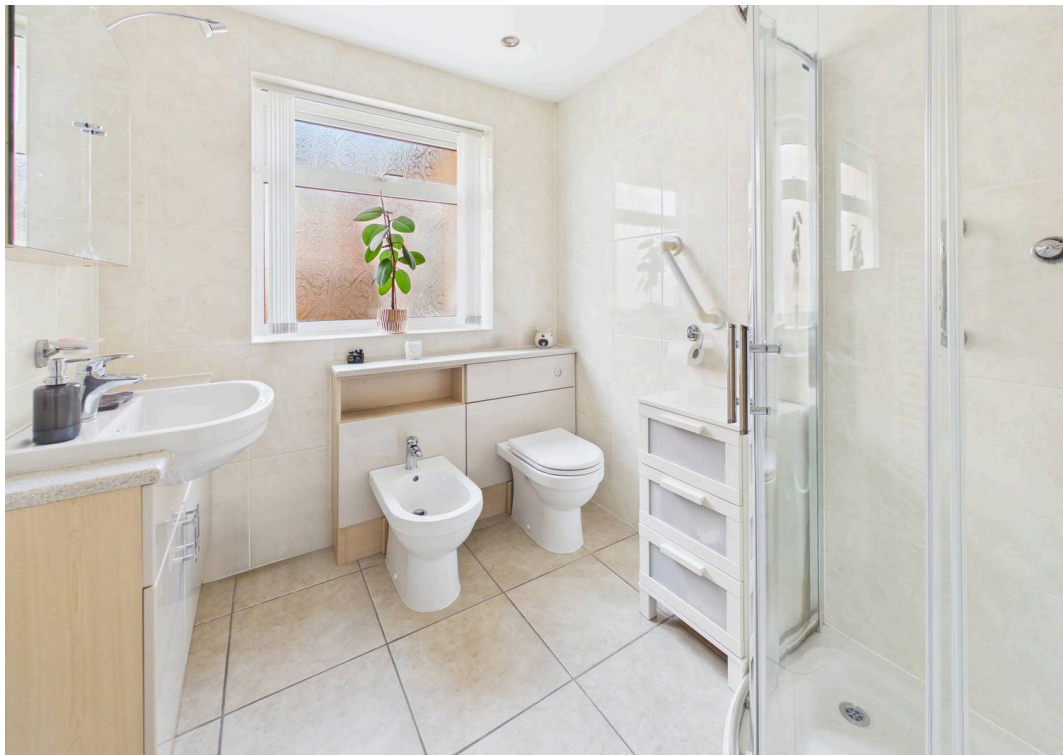
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Beautifully presented detached bungalow in a cul-de-sac position
- Conveniently located between Arnold and Mapperley's amenities and bus links
- Ideal for those seeking the benefits of single-storey living
- Two reception rooms (large lounge and separate versatile dining room)
- Stylish breakfast kitchen with range of integrated appliances and breakfast bar
- Practical utility room with ample space for freestanding appliances
- Three double bedrooms (bedroom one and two with fitted wardrobes)
- Spacious three-piece shower room with additional separate WC
- Private, westerly-facing and low-maintenance rear garden
- Garage, carport and driveway providing ample off-street parking









Approximate total area⁽¹⁾

129.4 m²

1393 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



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