



39 Kirk Road, Nottingham – NG3 6GX

Guide Price **£270,000**

DavidJames
the estate agent



39 Kirk Road

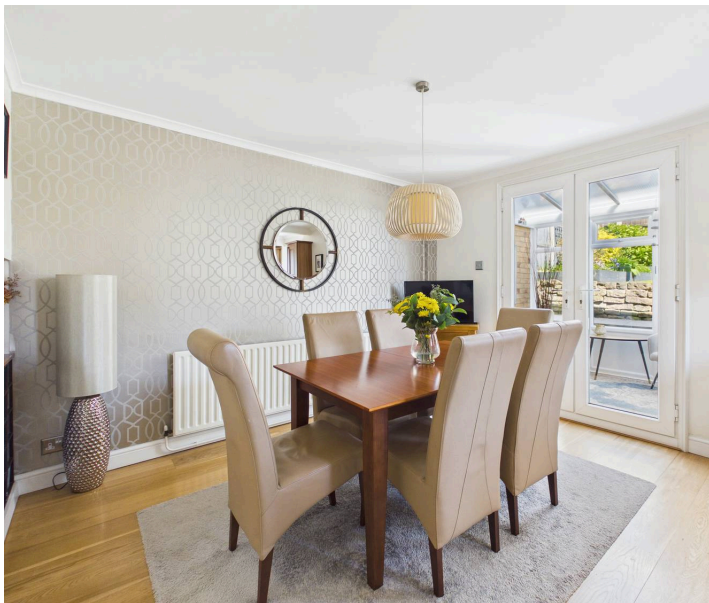
Nottingham, Nottingham

Beautifully presented 3-bed semi-detached home close to Mapperley's excellent amenities! Bay fronted lounge, dining kitchen & conservatory alongside a modern bathroom, wrap-around garden and drive!

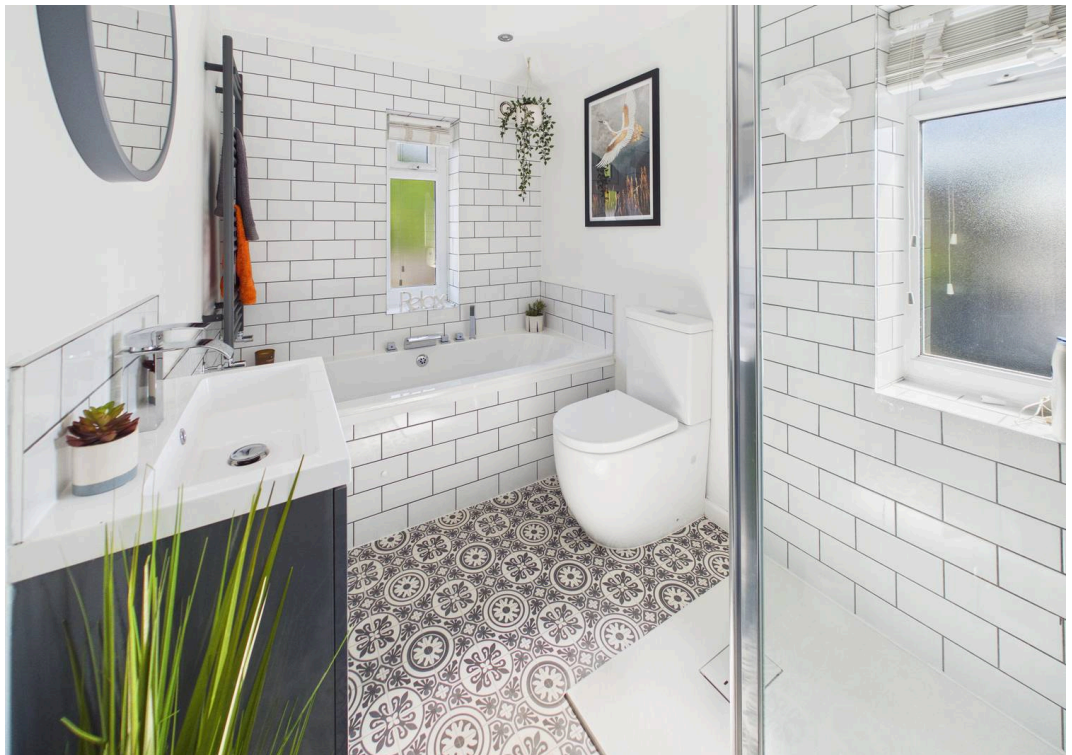
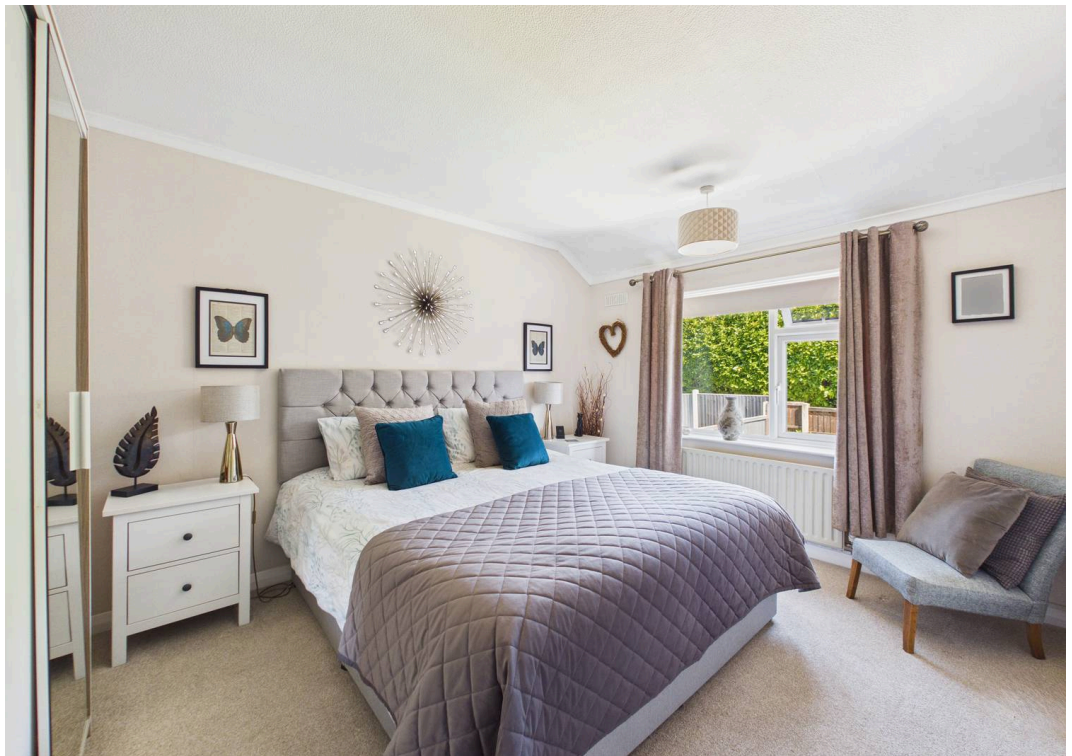
Council Tax band: B

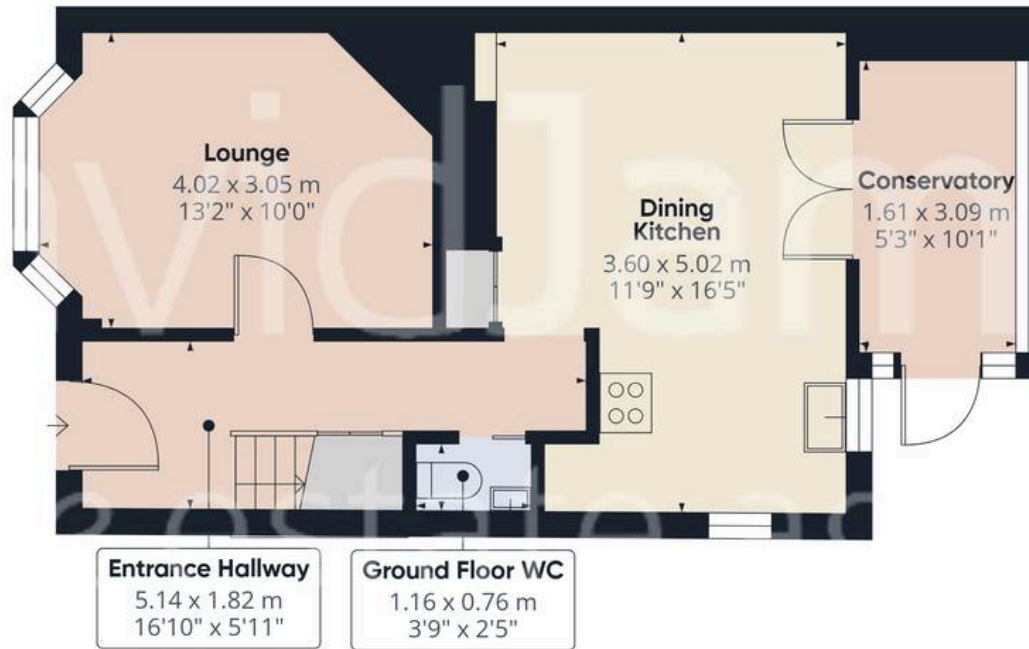
Tenure: Freehold

- Beautifully presented semi-detached home on a corner plot
- Popular Mapperley location close to shops, bus links and local amenities
- Ideal purchase for families, first-time buyers or those seeking easy access to Nottingham City Centre
- Bright bay fronted lounge with pleasant elevated local views
- Spacious dining kitchen with stylish wood finish kitchen units
- Versatile conservatory offering a light filled retreat with garden outlook
- Three first floor bedrooms (including two doubles bedrooms)
- Stunning four-piece bathroom suite with walk-in shower enclosure
- Delightful private enclosed rear garden with wrap around patio and lawn
- Block-paved driveway providing convenient off-street parking









Floor 0



Floor 1



Approximate total area⁽¹⁾

77.1 m²
829 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.

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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.