



1 Elmhurst Avenue, Nottingham – NG3 6GF

Guide Price **£500,000**

DavidJames
the estate agent



1 Elmhurst Avenue

Nottingham

Extended and well-presented detached family home in a prime Mapperley location! 2 reception spaces, superb dining kitchen, 4/5 beds and a southerly garden plus ample parking and a garage!

Council Tax band: D

Tenure: Freehold

- Substantial extended detached family home offering spacious, flexible accommodation ideal for modern family living
- Prime Mapperley location
- Unique dual staircase design perfectly suited to multi-generational living, independent teenagers or home working
- Spacious bay-fronted lounge featuring attractive wood flooring and a marble-surround gas fireplace
- Impressive L-shaped dining kitchen
- Separate utility room providing additional storage, laundry facilities and direct access to the second staircase
- Versatile ground floor reception room
- Four double bedrooms, one with an en-suite shower room, and separate dressing room
- Stylish family bathroom, complemented by a contemporary ground floor shower room for added convenience
- SE facing rear garden with raised entertaining terrace, generous lawn, established trees









Floor 0



Floor 1

Approximate total area⁽¹⁾

186.8 m²

2012 ft²

Reduced headroom

0.9 m²

10 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.

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