



7 Kirk Road, Nottingham – NG3 6GX

Guide Price £425,000–£450,000

DavidJames
the estate agent



7 Kirk Road

Nottingham

GUIDE PRICE £425,000–£450,000 Superb extended detached home in the heart of Mapperley! 4 beds, lounge with conservatory, open-plan dining kitchen/living and exceptional gardens with views!

Council Tax band: D

Tenure: Freehold

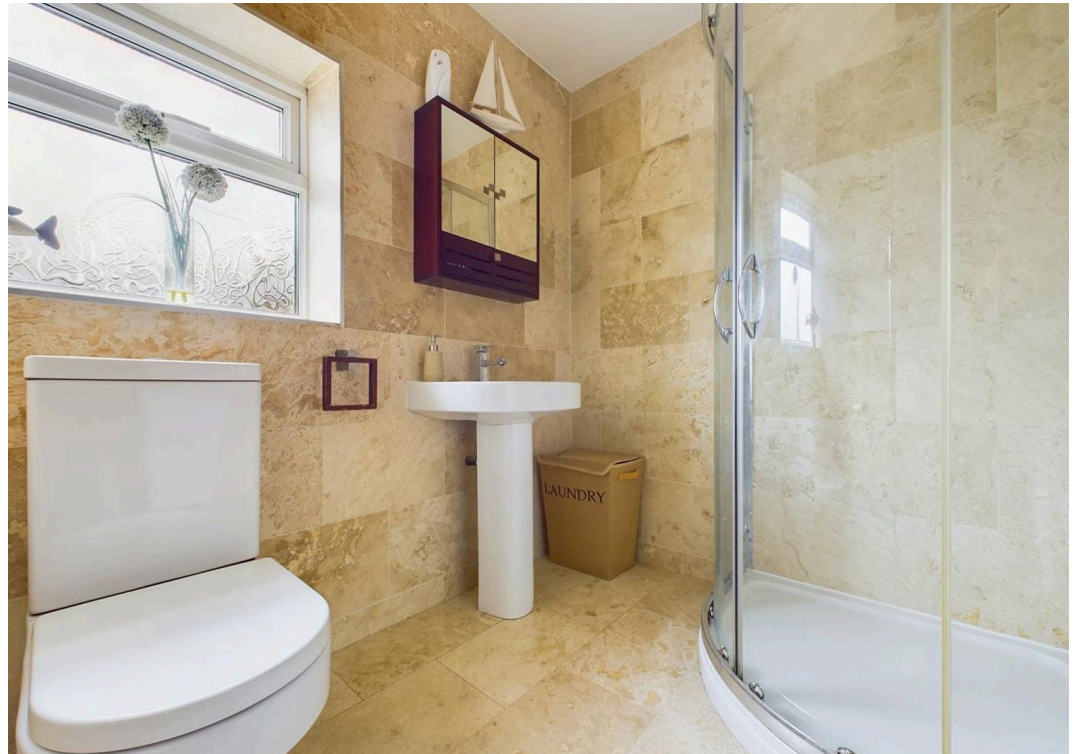
EPC Energy Efficiency Rating: E

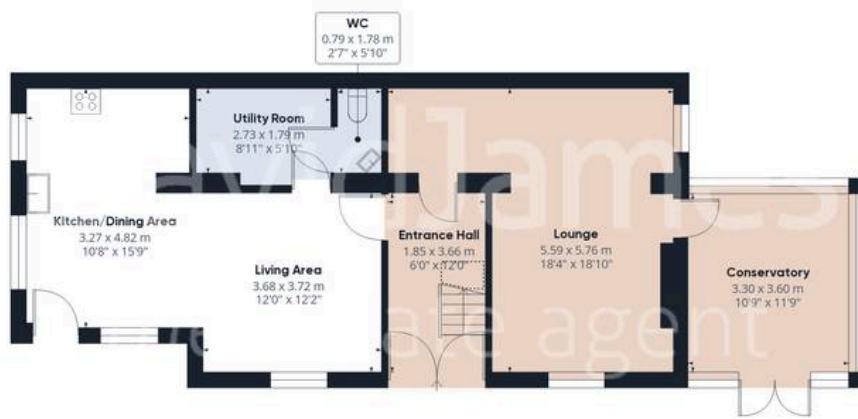
EPC Environmental Impact Rating: E

- Extended detached family home
- Set back from the road along a long private driveway
- Within easy reach of Mapperley's excellent amenities
- Bright and spacious lounge with an adjoining versatile conservatory
- Superb open plan dining/kitchen and living space
- Separate utility room with a downstairs WC
- Four first floor double bedrooms
- Modern shower room and a generous main family bathroom
- Stunning southerly-facing established gardens providing a private oasis
- Driveway accommodates multiple vehicles and leads to a twin-door double garage









Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

178.77 m²

1924.29 ft²

Reduced headroom

0.46 m²

4.96 ft²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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