

57 Portree Drive, Nottingham - NG5 5DT

Guide Price **£285,000**

DavidJames
the estate agent







57 Portree Drive

Nottingham

NO CHAIN! Appealing 3 bed detached home located in Rise Park with spacious lounge/dining room alongside a breakfast kitchen, south facing rear garden, driveway & detached garage!
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Detached family home
- Available to purchase with no upward chain
- Within easy reach of local shops, schools, bus links and green spaces
- Bright and spacious lounge/dining room with a feature fireplace
- Spacious breakfast kitchen featuring shaker-style units
- Three well-proportioned bedrooms (all with useful built-in wardrobes/storage)
- Fully tiled two-piece bathroom suite with a practical separate WC
- Gas central heating powered by a combination gas boiler
- Enclosed south-facing rear garden with patio, lawn and summerhouse
- Low-maintenance frontage with a driveway and detached garage

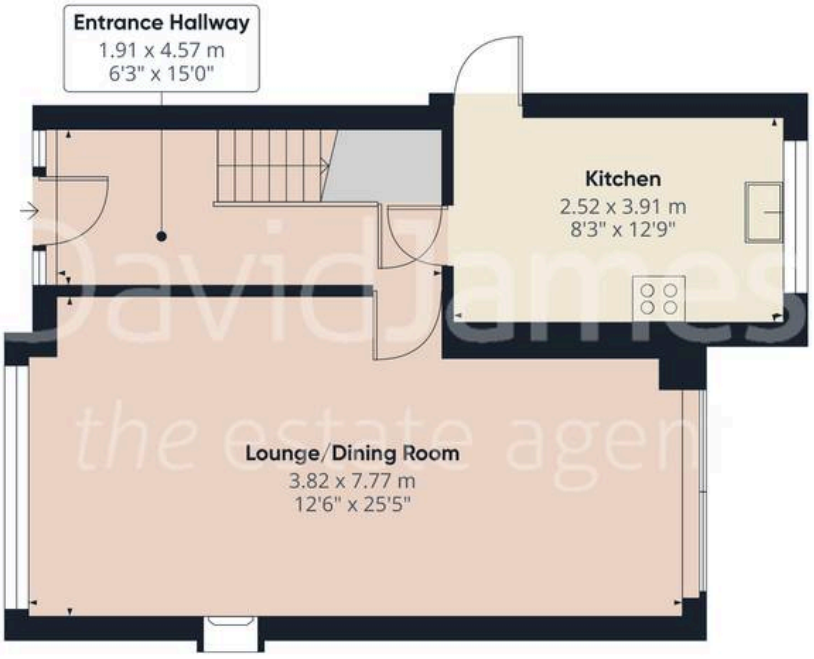




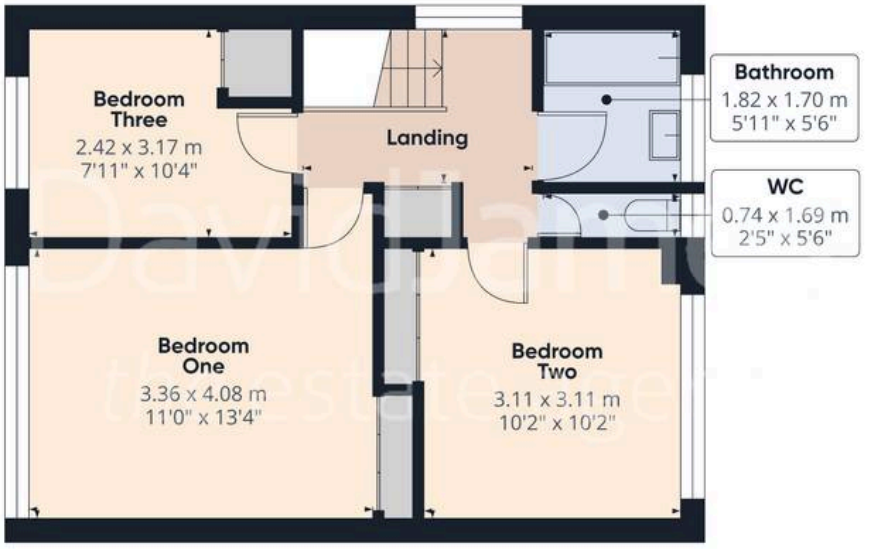








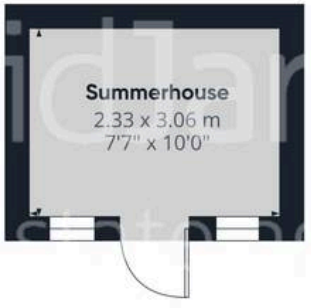
Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Floor 0 Building 3

DavidJames
the estate agent

Approximate total area(1)

85.6 m²

922 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



David James Estate Agents

98-100 Front Street, Arnold - NG5 7EJ

0115 955 5550 • arnold@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.