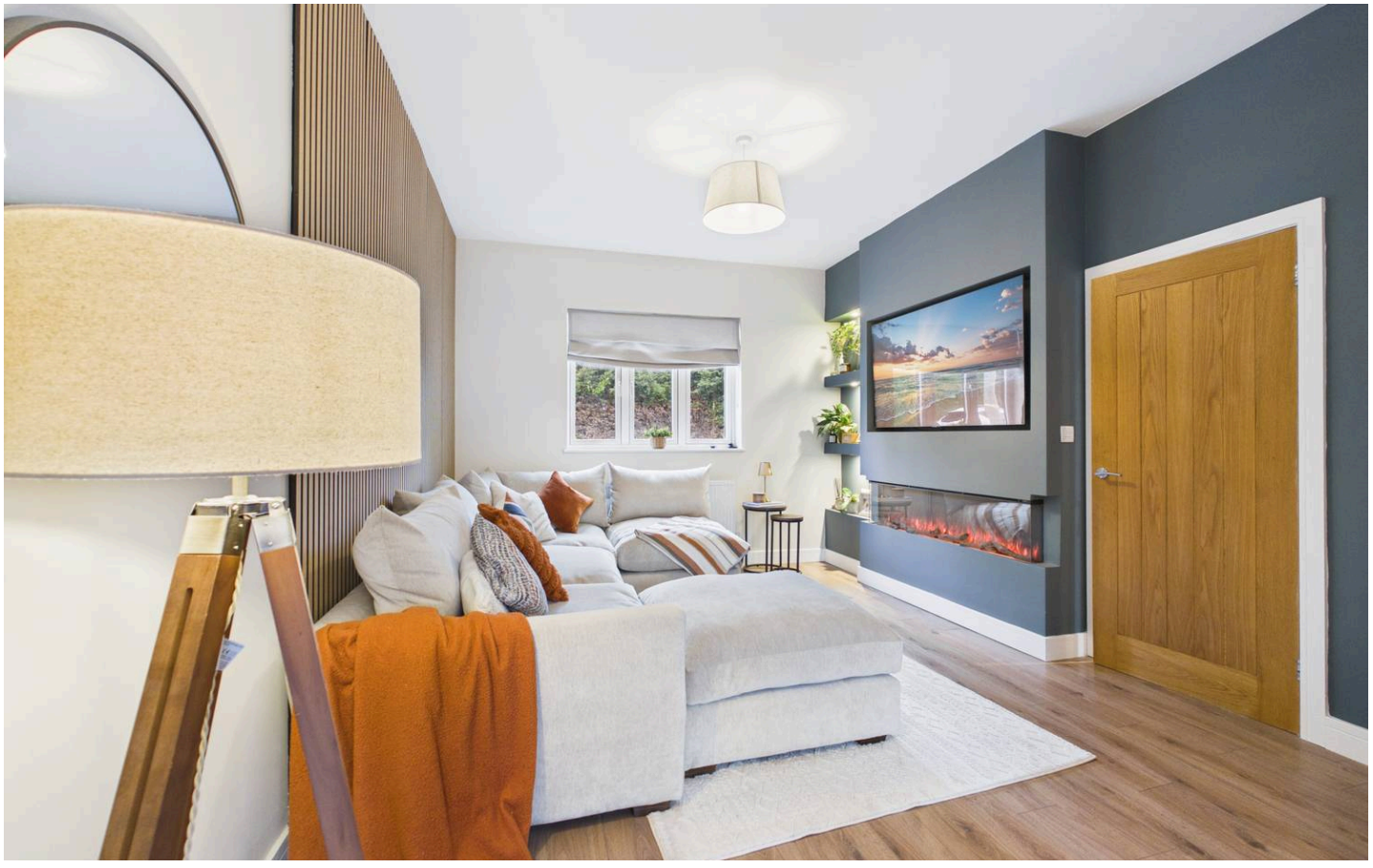
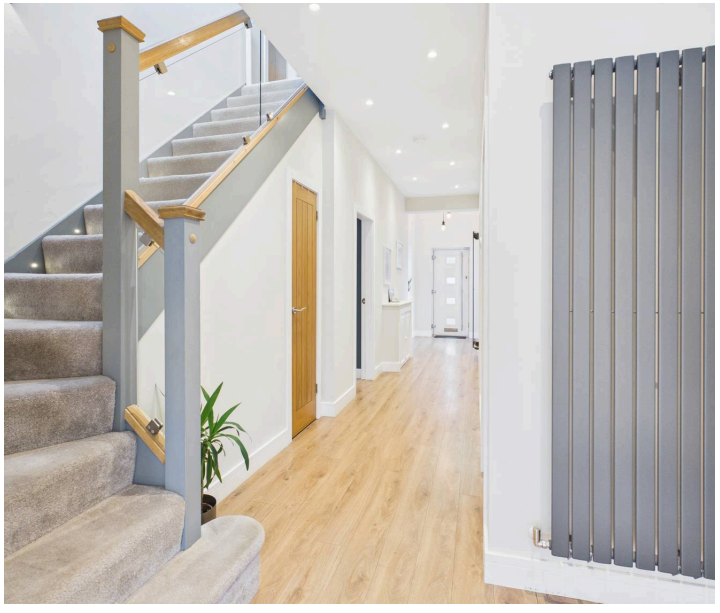


17 Marshall Road, Nottingham - NG3 6HS

Guide Price **£500,000**

DavidJames
the estate agent







17 Marshall Road

Nottingham

Stylish, extended and versatile detached home offering a stunning open-plan dining kitchen, 3/4 double bedrooms and contemporary finishes throughout. Ideal for a wide variety of buyers!
Council Tax band: D

Tenure: Freehold

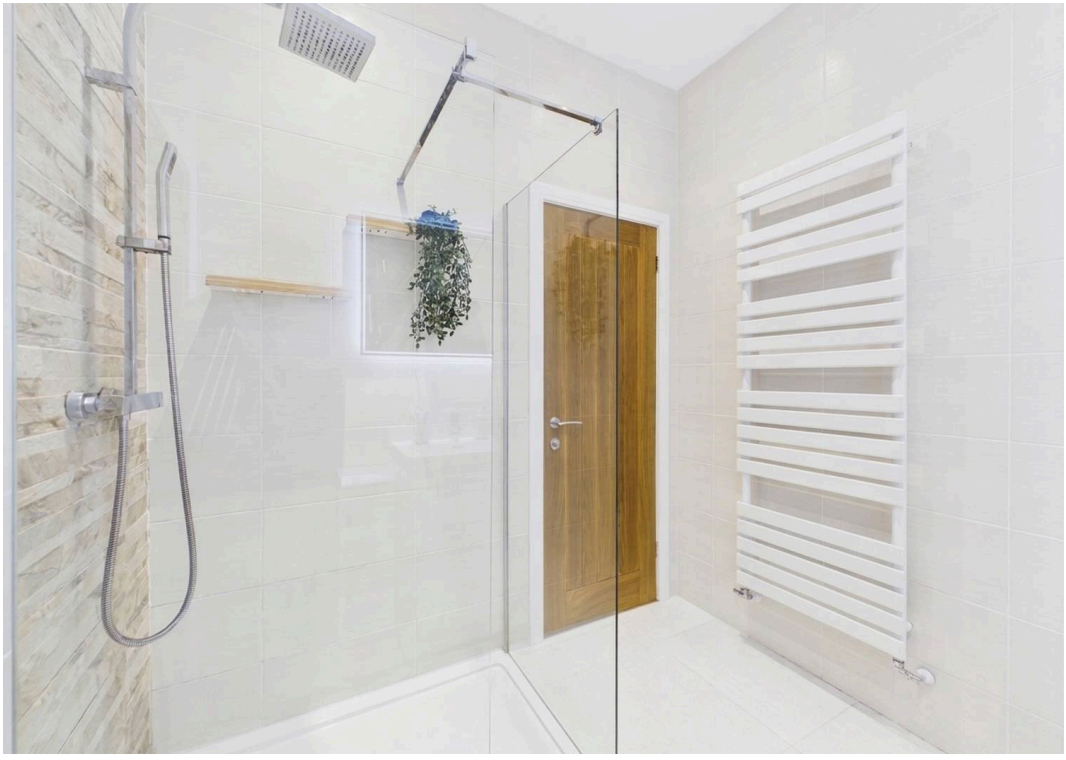
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Extended, versatile and beautifully presented detached home
- Highly sought-after Mapperley location within easy reach of popular nearby amenities
- Stunning open-plan dining kitchen with bi-fold doors and remote blinds
- Sleek white gloss kitchen with a breakfast bar, integrated appliances and separate utility
- Generous lounge/dining room with a feature media wall and inset fire
- Versatile ground floor double bedroom with an adjoining en-suite
- Three first floor double bedrooms (main bedroom with a superb apex window)
- Contemporary family bathroom with a freestanding bath
- Landscaped rear garden with lawn, patio seating space and feature lighting
- Block-paved driveway to the front providing convenient off-street parking













Floor 0



Floor 1



DavidJames
the estate agent

Approximate total area(1)

148.7 m²

1601 ft²

Reduced headroom

12.2 m²

131 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.

GIRAFFE360



David James Estate Agents

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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.