

46 Glamis Road, Nottingham - NG5 1EF

Guide Price **£355,000**

DavidJames
the estate agent







46 Glamis Road

Nottingham

Extended 3-bed semi-detached home with nearby amenities and transport links! 2 reception rooms, stunning dining kitchen, conservatory, 2 baths, garden and parking.
Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: A

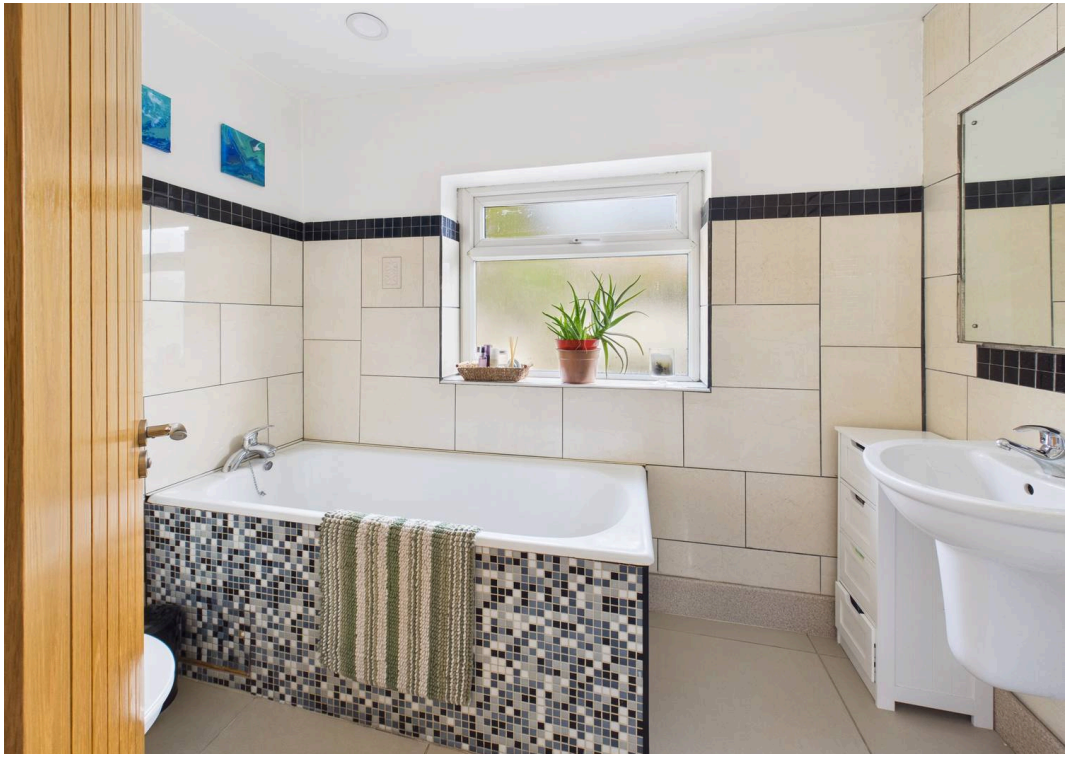
EPC Environmental Impact Rating: A

- Extended and well-presented semi-detached family home
- Within easy reach of frequent transport links, schools and supermarkets
- Spacious and neutrall decorated lounge
- Characterful snug with built-in bookshelving and fitted window seating
- Stunning open-plan dining kitchen with vaulted ceiling, skylights and a feature breakfast bar
- Large and versatile conservatory with French doors (ideal sitting space or gym)
- Three well-proportioned first floor bedrooms
- First floor three-piece bathroom and a further convenient ground floor shower room
- Generous rear garden with a multiple seating areas, lawn, large outbuilding and mature hedging for privacy
- Driveway parking for two vehicles













Floor 0





Floor 1

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Approximate total area(1)

126.4 m²

1360 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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