

Rex Gooding



16 Navigation Street, Nottingham, NG2 4DR

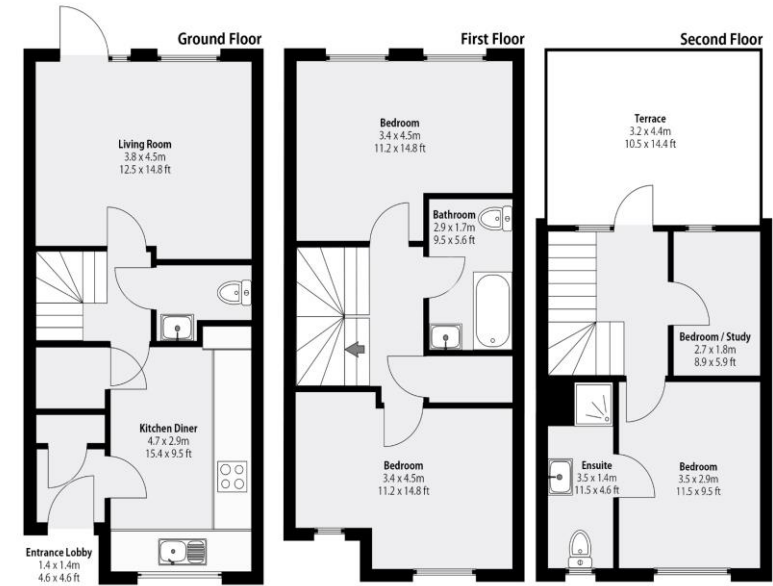
Guide Price: £350,000

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A beautifully presented three storey modern home built in 2017 and benefiting from eco home credentials scoring an impressive 86/96 on the energy performance certificate. The property boasts Velfac windows, a combination of double-glazed and triple-glazed units filled with argon gas, ensuring optimal energy efficiency, with a remaining 5-year warranty. The Honeywell Evohome central heating system and monitoring equipment further enhance the comfort of the home. As the road name insinuates the River Trent is only a stone's throw away offering lovely waterfront walks and scenery. The property has gated driveway parking to the rear and on street parking to the front. In brief the accommodation consists of entrance hall, cloak cupboard, modern kitchen diner, downstairs WC, living room with doors onto a South facing rear garden. To the first floor are two large double bedrooms and a bathroom. To the top floor are two further bedrooms, one with ensuite and a large South facing decked roof terrace.

Accommodation & Amenities

- Stunning Three Storey, Four Bedroom Home
- Two Luxurious Bathrooms & Downstairs WC
- Living Room & Kitchen Diner
- Gated Driveway Parking to the Rear
- South Facing Rear Garden & Large Roof Terrace
- Super Energy Efficient Home 86/96
- Popular Trent Basin Development (Built 2017)
- Triple Glazed Windows & Honeywell Evohome Central Heating System



Main House Area: 125.8m² | 1354 Sq Ft.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Windows, doors, room sizes and other items included in this floorplan are NOT TO SCALE.

















