

Rex Gooding



24 St. Austell Drive, Nottingham, NG11 7BP

Guide Price: £360,000

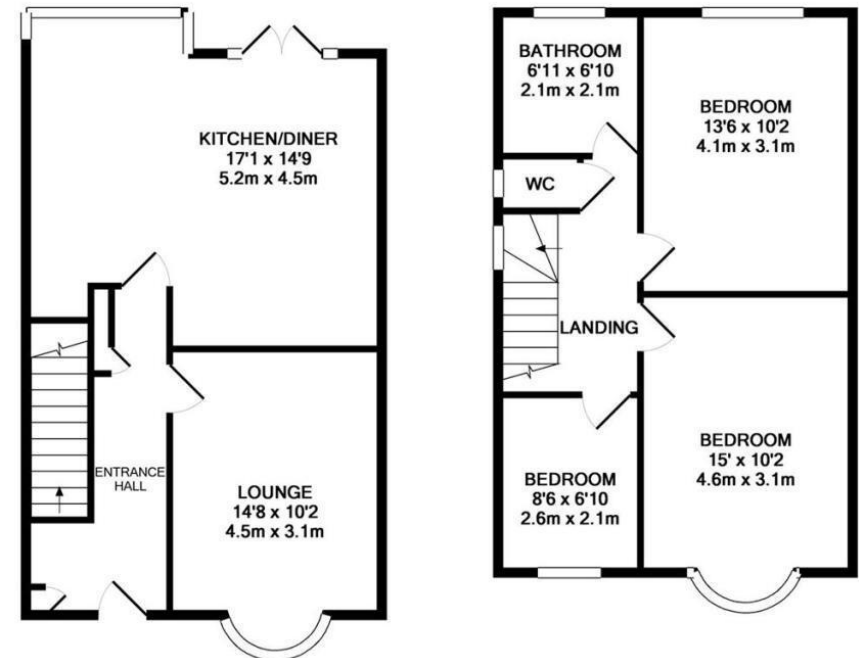
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This well-presented detached family home offers comfortable accommodation thoughtfully arranged over two floors. The ground floor welcomes you through an attractive entrance hall with stained-glass detailing, flowing seamlessly into a bright lounge featuring a charming bay window. The heart of the home is the well-appointed kitchen diner with French doors that create a wonderful connection to the garden. The kitchen diner has modern integrated appliances including a double oven, induction hob, dishwasher, and fridge freezer, complemented by a convenient breakfast bar area.

Upstairs, the landing provides access to three generously proportioned bedrooms, each with painted floorboards and thoughtful storage solutions. The master bedroom boasts a bay window and extensive built-in wardrobes, while the remaining bedrooms offer comfortable spaces with pleasant garden or street views. The first floor is completed by a modern bathroom featuring a panelled bath with rainfall shower attachment, plus the convenience of a separate WC.

The property benefits from efficient gas central heating with a combination boiler. Outside, a block-paved driveway provides convenient off-road parking for two vehicles, while the rear garden is a particular highlight. This substantial, fully enclosed outdoor space features an attractive patio area with established gravelled beds, leading down to additional lawn and garden areas. The garden includes practical amenities such as an outside tap and power point, and notably offers excellent potential for garage construction subject to planning permission.

Perfectly positioned for modern living, the property enjoys easy access



GROUND FLOOR
APPROX. FLOOR
AREA 482 SQ.FT.
(44.8 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 463 SQ.FT.
(43.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 945 SQ.FT. (87.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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