



14 St. Mawes Avenue, Nottingham, NG11 7BW

Guide Price: £325,000

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This three-bedroom detached home offers a straightforward layout with a good balance of living and bedroom space, making it a practical option for a range of buyers. The ground floor centres around a long lounge, stretching over 25 feet, providing flexibility for both seating and dining areas. A bay window to the front adds character and space, while the overall proportions allow for different furniture arrangements without feeling restricted. The patio doors to the rear give a view of and access to the established garden.

To the rear, the kitchen sits just off the hallway and is set out in a compact, functional style with direct access to the side. The kitchen contains the combi boiler which was installed in November 2025. The entrance hall includes the staircase and gives a clear separation between the living and kitchen spaces.

Upstairs, the first floor hosts three bedrooms. Two are comfortable doubles with similar dimensions, while the third is a smaller single room that could suit use as a home office or can serve as a child's bedroom. The bathroom and WC are arranged separately, which can be useful for busy households, and both are positioned off the central landing.

Externally, the property benefits from a detached garage, set away from the main house, offering additional storage. The overall internal floor area is just under 1,000 sq. ft., giving a solid amount of space across both floors.

The property presents a good opportunity for someone with a layout that already works well and potential to tailor the finish to individual taste.









