



Rex Gooding

55 St. Mawes Avenue, Nottingham, NG11 7BX

Guide Price: £395,000

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Tucked away in a sought-after residential location in Wilford, this beautifully maintained three-bedroom detached home presents with stylish interiors, generous living space and a fantastic opportunity for buyers looking for a property that's ready to move straight into. Offered with no upward chain, this is a purchase that offers both convenience and peace of mind.

Step inside and you're immediately welcomed by a bright entrance hall. The heart of the home is the impressive dual-purpose lounge and dining room, stretching over 24ft in length, creating a wonderfully versatile space. Flooded with natural light from the attractive bay window to the front and French doors to the rear, it effortlessly connects the indoor and outdoor living spaces.

The modern fitted kitchen has been thoughtfully designed with sleek cabinetry, integrated appliances and ample worktop space, making it ideal for everyday living.

Beyond the kitchen sits a spacious conservatory, providing an additional reception area that's perfect as a family room, playroom, home office or peaceful spot to enjoy views over the garden all year round.

Upstairs, the property has three well-proportioned bedrooms, including two generous doubles and a comfortable single room that's ideal as a nursery or home office.

The contemporary family bathroom has been beautifully refitted with a stylish four-piece suite including a separate walk-in shower and bath, finished to an excellent standard.

Outside, the property enjoys excellent kerb appeal with a driveway providing off-road parking leading to a detached garage. To the rear, the enclosed garden offers a fantastic space for children to play, summer entertaining or simply unwinding, with a patio seating area leading onto a generous lawn.

Situated within easy reach of excellent local schools, shops, transport links including the Nottingham Tram network, and convenient access to Nottingham city centre, the property also benefits from nearby parks and green spaces, making it an ideal choice for families and professionals alike.

This is one of those homes that instantly feels welcoming from the moment you walk through the door. Bright, spacious and beautifully finished throughout, it offers the perfect balance of modern family living and practical everyday space, all within a highly desirable location. A superb turnkey home ready for its next chapter.

Accommodation & Amenities

- Beautifully presented detached family home
- Recently extended with a stunning high-specification fitted kitchen
- Spacious 24ft lounge and dining room
- Recently fitted contemporary four-piece family bathroom
- Bright conservatory overlooking the garden
- Detached garage, driveway parking to front and side
- Popular residential location close to schools, tram links, amenities and within West Bridgford school catchment
- No upward chain



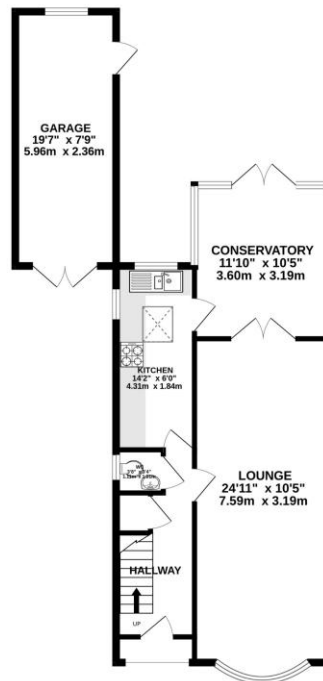




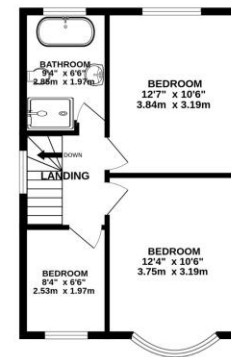


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
726 sq.ft. (67.4 sq.m.) approx.



1ST FLOOR
428 sq.ft. (39.7 sq.m.) approx.



TOTAL FLOOR AREA: 1154 sq.ft. (107.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the figures 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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