



3 Franklyn Gardens  
Aspley, Nottingham, Nottinghamshire, NG8 3NZ

£399,950

## 4 Bedroom Detached House

- Freehold
- 4 Bed Detached House
- 3 Reception Rooms
- Extended Kitchen with Central Island
- Utility Room
- Family Bathroom With Bath and Separate Shower Cubicle
- Downstairs WC
- Drive With Parking For 2 Vehicles
- Enclosed Rear Gardens With Summer House & Garden Shed
- Ideal Location For QMC, City Hospital & Nottingham University
- EPC Rating - D, Council Tax Band - C

[Click here to access the Energy Performance Certificate for 3 Franklyn Gardens, Aspley, Nottingham, Nottinghamshire, NG8 3NZ](#)



## Overview

Exceptional Four-Bedroom Detached Family Home with Contemporary Styling.

This immaculately presented four-bedroom detached residence beautifully blends traditional character with stylish contemporary interiors, creating a superb family home finished to a high standard throughout.

The property welcomes you through an entrance porch into a bright and inviting hallway, setting the tone for the quality found throughout. The elegant living room offers a relaxing space and flows seamlessly through doors into a light-filled conservatory, perfect for enjoying views of the garden throughout the year. A separate dining room provides further versatility and could easily serve as a playroom, home office, or additional bedroom if required.

At the heart of the home is the stunning modern kitchen, thoughtfully designed with a central island, quality fittings, and striking roof lights that flood the space with natural light. Doors open directly onto the garden, making it ideal for both everyday family life and entertaining. A useful utility room and ground floor WC add further practicality to the ground floor accommodation.



Upstairs, the property continues to impress with four well-proportioned bedrooms. Two spacious double bedrooms benefit from fitted wardrobes, alongside a further double bedroom also with fitted wardrobe and a generous single bedroom. The contemporary family bathroom is beautifully appointed with a bath, separate shower cubicle, vanity wash hand basin, and low flush WC, creating a luxurious and functional space.

Externally, the property enjoys excellent kerb appeal with a block-paved driveway providing off-road parking for several vehicles. The property benefits from an attractive enclosed rear garden, a wonderful outdoor space featuring a patio seating area, neatly maintained lawn, and well-stocked flower and shrub borders. The garden is further enhanced by a summer house and garden shed, providing additional leisure and storage space.

This exceptional home offers the perfect combination of space, style, and versatility, making it ideal for modern family living. Early viewing is highly recommended to fully appreciate everything this outstanding property has to offer.

Located in close proximity to the ring road, QMC, University of Nottingham, and Blue Coat Academy, this property offers convenience and accessibility to key amenities and institutions.







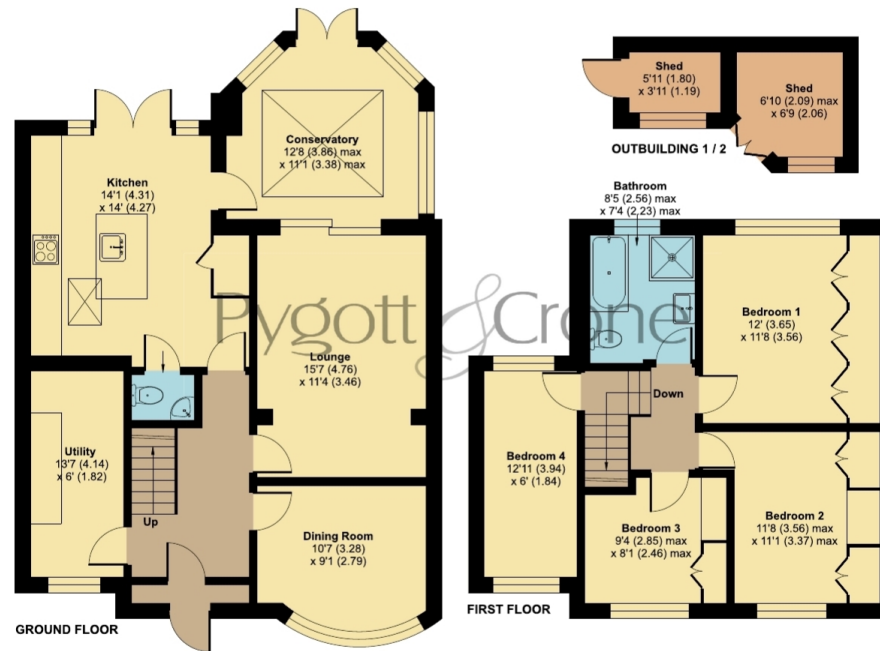
## Franklyn Gardens, Nottingham, NG8

Approximate Area = 1348 sq ft / 125.2 sq m

Outbuilding = 66 sq ft / 6.1 sq m

Total = 1414 sq ft / 131.3 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Pygott & Crone. REF: 1428980



## Location



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