

Sherwood Dales

Rydale Road
Nottingham NG5 3GS

DavidJames
the estate agent



Property floor plan & measurements

GROUND FLOOR

Lounge

4.23m plus bay x 3.68m max
(13'10" plus bay x 12'0 max)

Sitting Area

2.23m x 2.30m
(7'3" x 7'6")

Dining Room

3.45m plus bay x 2.97m
(11'3" plus bay x 9'8")

Kitchen

4.19m max x 2.97m max
(13'8" max x 9'8" max)

Utility

2.57m max x 2.32m max
(8'5" max x 7'7" max)

WC

1.69m x 0.60m
(5'7" x 2'0")

FIRST FLOOR

Bedroom One

4.23m max x 3.65m max
(13'10" max x 11'11" max)

Bedroom Two

3.51m plus bay x 3.21m
(11'6" plus bay x 10'6")



Bedroom Three

2.69m x 2.13m
(8'10" x 7'0")

Bathroom

2.48m x 2.32m
(8'2" x 7'7")

WC

1.66m x 0.88m
(5'5" x 2'10")

OUTSIDE

Garage

5.07m x 3.02m
(16'8" x 9'11")

176.7 sq metres
(1901.6 sq feet)

Total
Area
(Approx)

Nottingham
City Council

Band
D

Disclaimer

These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of David James Estate Agents Ltd has any authority to make any representation whatsoever in relation to the property.

All services, together with electrical fittings or fitted appliances have NOT been tested.

All the measurements given in the details are approximate. Floor plans are for illustrative purposes only and are not drawn to scale. The position and size of doors, windows, appliances and other features are approximate only.

The photographs of this property have been taken with a 10mm wide-angle lens. No responsibility can be accepted for any loss or expense incurred in viewing.

COUNCIL TAX BAND RATING

This information was obtained through the directgov website. David James offer no guarantee as to the accuracy of this information.

THIRD PARTY REFERRAL ARRANGEMENTS

David James Estate Agents have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party company. David James Estate Agents receives the following commission from each third party supplier on a per referral basis: W A Barnes Ltd: £60 including VAT. All Moves UK Ltd: 18% including VAT of the invoice total (£107 including VAT average). MoveWithUs Limited: £188 including VAT (average).

(A)

Guide Price

£375,000
£400,000

Detached House

3 bedrooms

EPC Rating

D (60)

Tenure

Freehold

Arnold Branch

102 Front Street t 0115 955 5550 e arnold@david-james.com

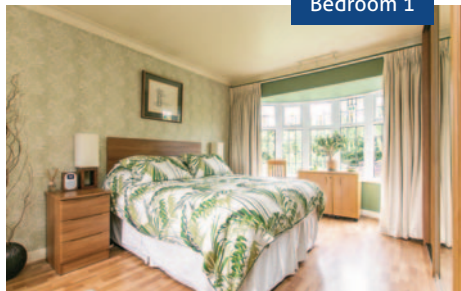
www.david-james.com



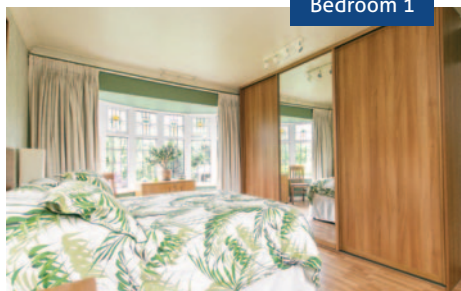
Hallway



Kitchen



Bedroom 1



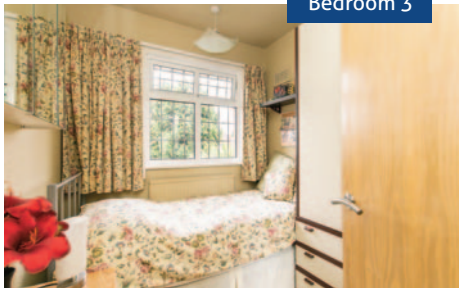
Bedroom 1



Lounge



Bedroom 2



Bedroom 3

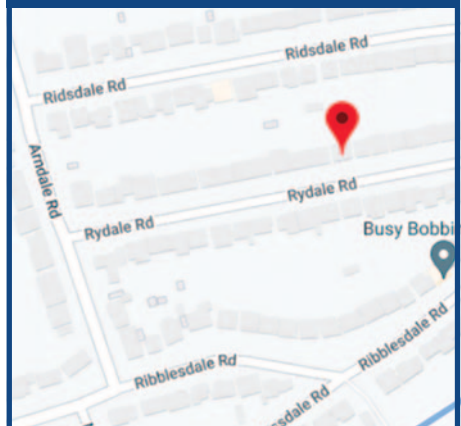


Bathroom



Front Garden

Location Map



Please note that the pin on the map may not show the exact location of the property

Key Features

- ✓ Traditional detached family home
- ✓ Three bedrooms (with a variety of wardrobes)
- ✓ Impressive entrance hall with downstairs storage
- ✓ Spacious lounge with recently installed gas fire
- ✓ Separate versatile dining room
- ✓ Superb modern kitchen with a generous range of units & appliances
- ✓ Separate utility room with adjoining cloakroom/WC
- ✓ Fantastic modern family bathroom with luxury shower cubicle
- ✓ Stunning established rear garden with a variety of patio areas
- ✓ Driveway leading to a useful garage/workshop

Summary

A well-presented three bedroom traditional detached family home which must be viewed to be fully appreciated, situated within easy reach of Sherwood, Mapperley and Arnold's excellent range of amenities as well as within walking distance of Nottingham City Hospital. There's an impressive entrance hall, spacious lounge with a versatile sitting/study area as well as a recently installed gas fire, a separate dining room as well as a fantastic modern kitchen with integrated appliances and a separate utility room with cloakroom/WC whilst upstairs, the bedrooms are complemented by a useful boarded loft space and a modern family bathroom which features a separate luxury shower cubicle and an adjoining WC. Outside, the property boasts a Ring smart security camera, a stunning established lawned rear garden with a variety of patio areas as well as a driveway to the front providing parking and access to the garage.

Stamp Duty Rates

First time purchase

£3,750-£5,000

Buying your next home

£8,750-£10,000

Additional or buy to let property

£20,000-£22,000

For more information visit
www.david-james.com/stampduty