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**DavidJames**  
the estate agent

**Mossdale Road, Sherwood Dales, Nottingham, NG5 3GX**

**Guide Price £425,000**

# About This Property

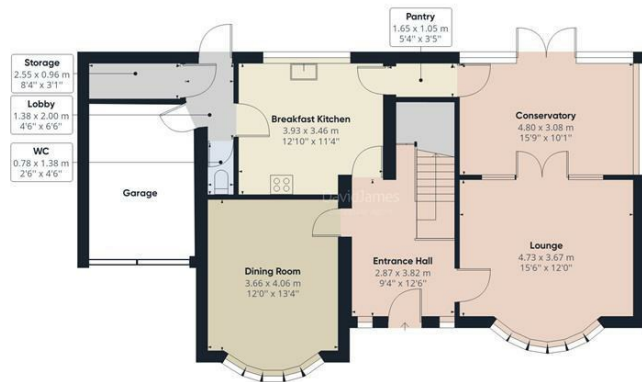
Guide price £425,000-£440,000 A characterful 4 bedroom traditional detached family home within easy reach of both Sherwood and Arnold's excellent range of amenities, schools and frequent bus links to the city with Nottingham City Hospital just a short walk away! The ground floor accommodation comprises a welcoming entrance hall with parquet-style flooring which extends through to the dining room, spacious lounge with a feature fireplace and an adjoining versatile conservatory as well as a fitted breakfast kitchen with an adjoining pantry. Also accessed from the kitchen is a rear lobby which leads to the downstairs WC, a useful store room and a pedestrian door into the back of the garage. Upstairs, the four bedrooms are complemented by a family bathroom fitted with a white suite and useful storage as well as a separate but adjoining WC. Outside, the beautifully maintained private rear garden provides a fantastic space for outdoor dining and entertaining. Mainly lawned with mature trees and borders, the space also enjoys the additional wonderful feature of the Day Brook passing directly through towards the back of the garden. To the front, a further established garden incorporates a gated driveway which leads to the double-door garage. Viewing is essential!



- Traditional detached family home
- 4 bedrooms
- Welcoming entrance hall with parquet-style flooring
- Bright and spacious lounge with separate dining room
- Versatile conservatory overlooking the wonderful garden
- Breakfast kitchen with adjoining pantry
- First floor family bathroom with separate WC
- Beautiful established garden incorporating the passing Day Brook
- Driveway and garage provide off-street parking
- Within easy reach of Sherwood, Arnold and Nottingham City Hospital







Floor 0



Floor 1



Approximate total area<sup>(1)</sup>

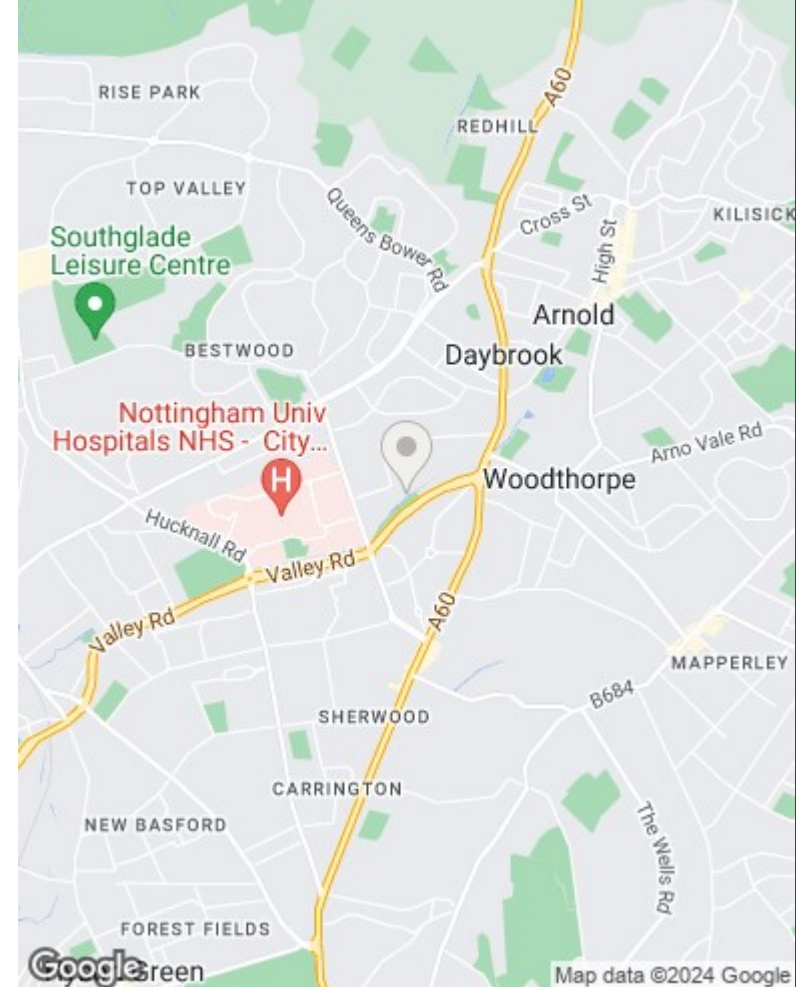
151.73 m<sup>2</sup>

1633.16 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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**Council Tax Band: E**  
**Nottingham City Council**  
**Freehold**

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