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DavidJames
the estate agent

Girton Road, Sherwood, Nottingham, NG5 1FY

Guide Price £335,000

About This Property

Comfort and modern conveniences come together in this traditional detached family home which has been extensively renovated by the current owners. The property has undergone substantial upgrades throughout which includes a full rewire with preparations made for Cat-6 cabling throughout, new UPVC double glazing and an entirely new central heating system. Located just a few moments away from Sherwood's bustling amenities and with direct access to the ring road, the home is also a mere stroll from Nottingham City Hospital. A welcoming entrance hall features a convenient cloakroom/WC, leading to a bright and spacious lounge adorned with patio doors. A separate, versatile sitting/dining room is enhanced by a striking bay window. Culinary pursuits are catered to in the beautiful modern kitchen with ample space for freestanding appliances. Four sizable double bedrooms offer plenty of accommodation, complemented by a superb modern bathroom which boasts a 3-piece suite, towel radiator and a skylight window. Offering additional potential, substantial preparations have been made for a loft conversion, currently featuring low-maintenance flooring, a radiator, Velux-style window, power sockets and lighting which pave the way for a potential lavish main bedroom suite (subject to relevant planning and permissions). Outdoors, the enclosed rear garden is lawned with an initial patio area while a driveway to the front ensures off-street parking. The former garage, now partially converted, provides useful storage space and has an electric door.

- Traditional detached family home
- Fully rewired, new UPVC double glazed windows and a brand new central heating system
- Close to Sherwood's amenities and Nottingham City Hospital
- Welcoming entrance hall with cloakroom/WC
- Generous lounge with patio doors and separate sitting/dining room with bay window
- Modern kitchen with space for freestanding appliances
- Four double bedrooms
- Loft space prepped for conversion (subject to planning and permissions)
- Contemporary bathroom with 3-piece suite, towel radiator, and skylight
- Enclosed rear garden and driveway to the front







Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾

134.99 m²
1453.02 ft²

Reduced headroom

11.34 m²
122.04 ft²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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: C
Nottingham City Council
Freehold

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