

Girton Road, Sherwood, Nottingham, NG5 1FY Guide Price £335,000





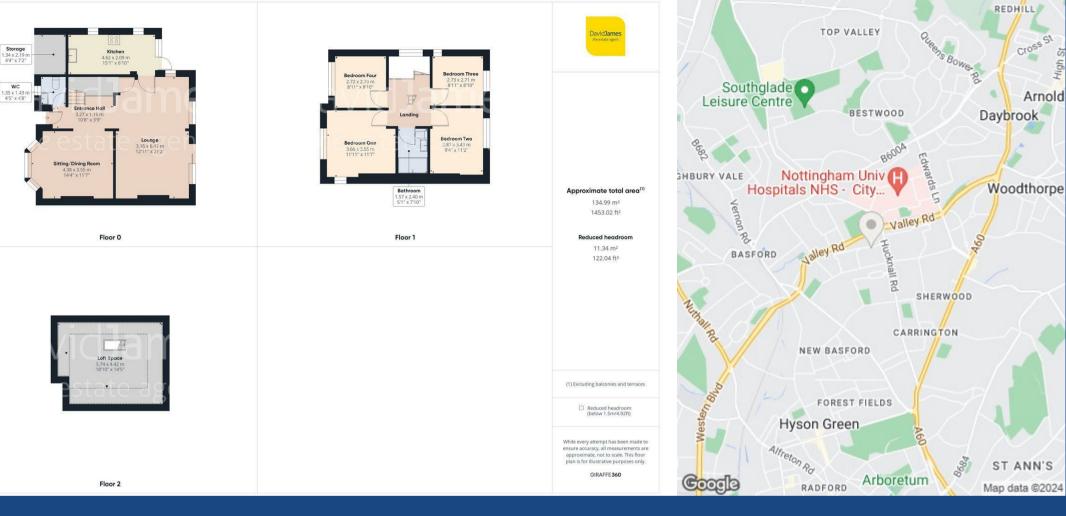
- Traditional detached family home
- Fully rewired, new UPVC double glazed windows and a brand new central heating system
- Close to Sherwood's amenities and Nottingham City Hospital
- Welcoming entrance hall with cloakroom/WC
- Generous lounge with patio doors and separate sitting/dining room with bay 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

## **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 lowmaintenance 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.







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## Council Tax Band: C Nottingham City Council Freehold

## DavidJames the estate agent

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