



DavidJames
the estate agent

Kelham Drive, Sherwood, Nottingham, NG5 1RB

Guide Price £260,000

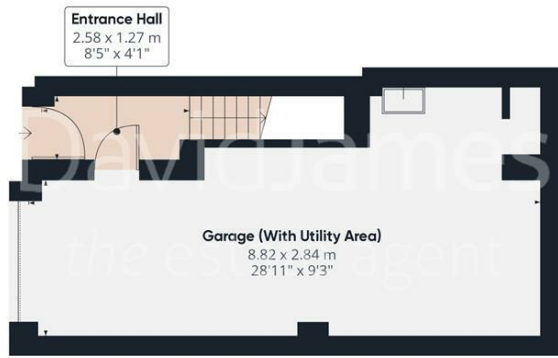
About This Property

This modern three-storey mid-townhouse in the sought-after Sherwood area presents a comfortable and stylish living experience. The second-floor accommodation comprises three generously sized bedrooms, with bedroom one featuring an en-suite shower room/Wc equipped with a mains shower. Upon entering, you'll find a welcoming entrance hall with tiled flooring and a convenient first-floor cloakroom with a washbasin. The first floor hosts a spacious lounge adorned with laminate flooring and French doors that lead to the rear garden. The highlight of this property is the newly fitted dining kitchen from 2023, featuring laminate flooring and French doors opening to a front-facing first-floor balcony. The kitchen boasts sleek white gloss handleless units and comes complete with integrated oven, hob, extractor, and fridge/freezer. The second-floor bathroom/Wc is appointed with a white suite and a shower off mixer taps. Additional amenities include gas central heating, UPVC double glazing, and an alarm system for your peace of mind. Outside, a driveway and a large garage, which also provides utility space, offer ample off-road parking. The low-maintenance rear garden features a central artificial lawn and gravelled borders, complemented by two patio areas for outdoor enjoyment. This property delivers modern comfort, convenience, and versatility in an ideal location.



- Modern three storey mid townhouse
- Three second floor bedrooms, bedroom one with en-suite shower room/Wc with mains shower
- Entrance hall with tiled floor, first floor arc with washbasin
- First floor lounge with laminate flooring and French door to the rear garden
- Newly fitted dining kitchen (2023) with laminate flooring and French doors to a front-facing first floor balcony
- Kitchen with white gloss handle less units and integrated oven, hob, extractor and fridge/freezer
- Second floor bathroom/Wc with white suite and shower off mixer taps
- Gas central heating, UPVC double glazing, alarm system
- Driveway and large garage (with utility space) provide off road parking
- Low maintenance rear garden with central artificial lawn and gravelled borders with two patio areas

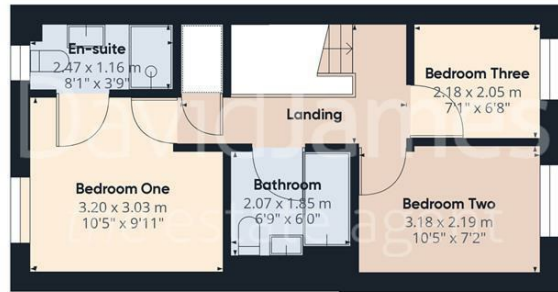




Floor 0



Floor 1



Floor 2



Approximate total area**
105.6 m²
1136.66 ft²

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: C
Nottingham City Council
Freehold

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