



**DavidJames**  
the estate agent

**Wynndale Drive, Sherwood, Nottingham, NG5 1GZ**

**Guide Price £280,000**



# About This Property

We are delighted to present this charming traditional detached house which is ideally situated within close proximity of the amenities which Sherwood has to offer! Within easy reach of local schools, city-bound bus services and Nottingham City Hospital, this home would be perfect for families and professionals alike.

You're greeted by an inviting entrance hall, leading to a spacious lounge that boasts French doors to the garden, infusing the space with natural light. A second sitting room, which could function as a dining room, features a bow window to the front. The kitchen is fitted with a variety of units with an integrated oven and hob, alongside ample space for additional freestanding appliances.

Upstairs, three bedrooms await, complemented by a bathroom equipped with a three-piece white suite.

Benefitting from gas central heating powered by a regularly serviced and maintained Worcester boiler, this home also includes a carpeted loft space, complete with power lighting, and a fitted ladder, providing a substantial storage solution.

Outside, the rear consists of an enclosed southerly-facing rear garden with a good-sized lawn and a patio seating area which is ideal for outdoor relaxation. Completing this attractive offering is a driveway and garage, ensuring convenient off-street parking.

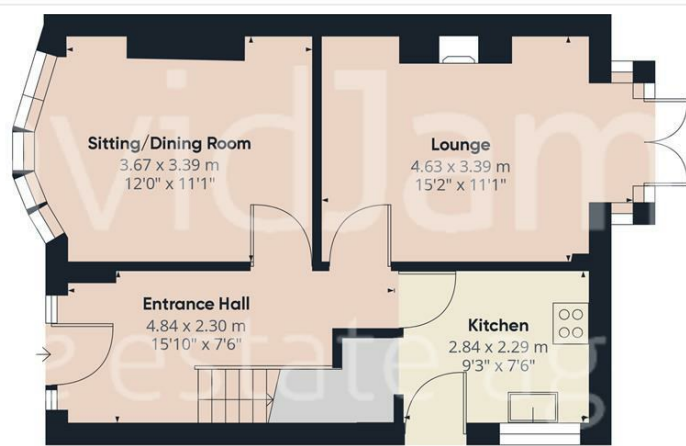


- Traditional detached house
- Within easy reach of Sherwood's amenities
- Nottingham City Hospital, bus services and a variety of schools available nearby
- Spacious lounge with French doors
- Separate sitting/dining room with bow window
- Fitted kitchen with integrated oven and hob
- Three bedrooms
- Bathroom with three-piece white suite
- Southerly-facing lawned rear garden with patio area
- Driveway and garage providing off-street parking









Floor 0



Floor 1

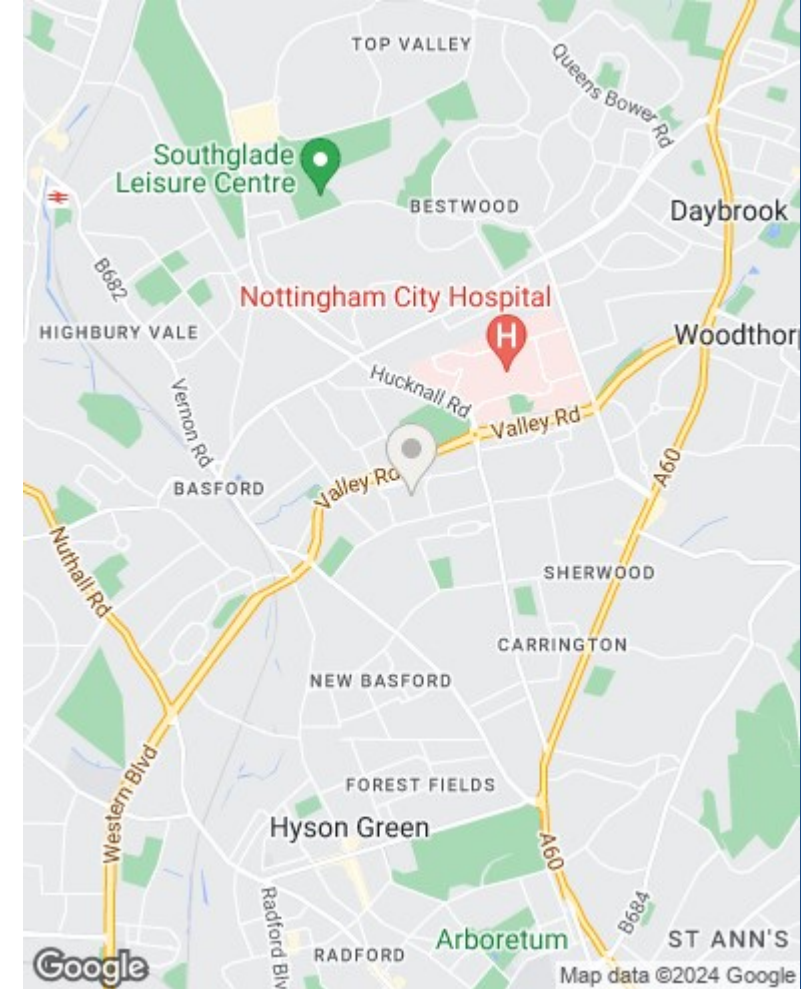


Approximate total area\*\*  
87.66 m<sup>2</sup>  
943.53 ft<sup>2</sup>

(\*) 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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