



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.

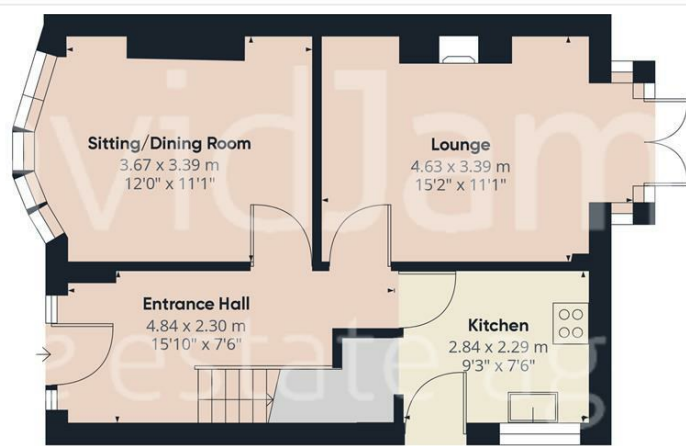
Benefitting from gas central heating powered by a regularly serviced and maintained Worcester boiler, this home also includes a carpeted loft space, complete with power lighting, and a fitted ladder, providing a substantial storage solution.

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

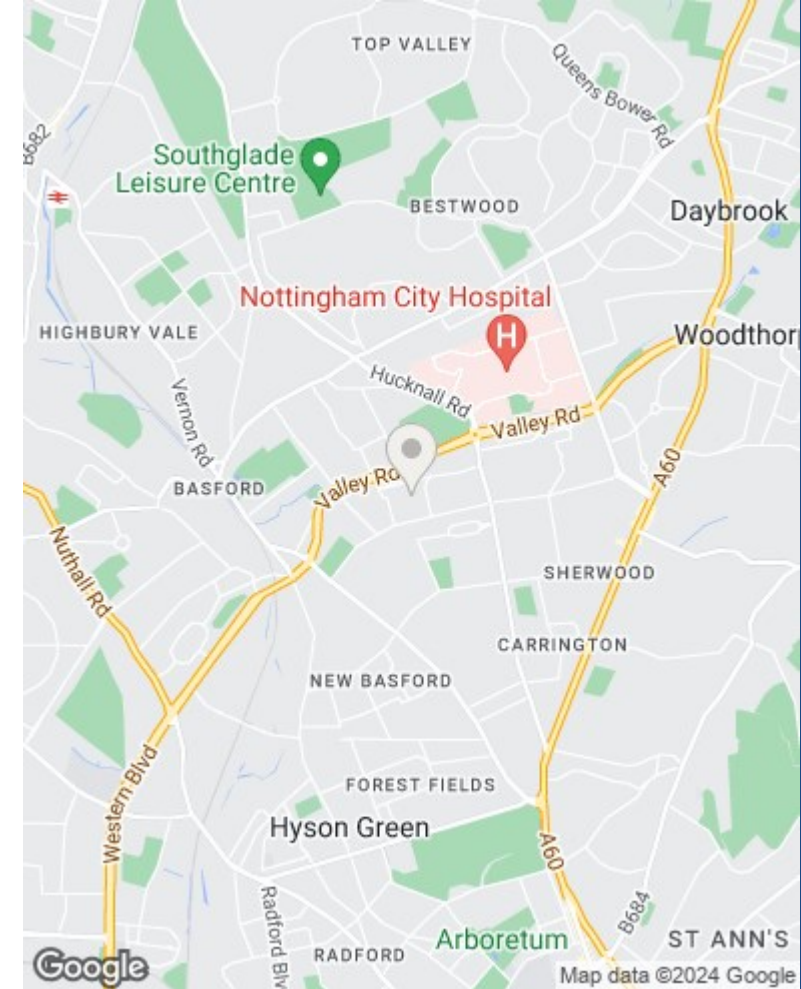


Approximate total area**
87.66 m²
943.53 ft²

(*) 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.

GIRAFFE360



These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of David James Estate Agents Ltd has any authority to make any representation whatsoever in relation to the property. All services, together with electrical fittings or fitted appliances have NOT been tested. All the measurements given in the details are approximate. Floor plans are for illustrative purposes only and are not drawn to scale. The position and size of doors, windows, appliances and other features are approximate only. The photographs of this property have been taken with a 10mm wide-angle lens. No responsibility can be accepted for any loss or expense incurred in viewing. If you have a property to sell you may wish to take advantage of our free valuation service. David James Estate Agents have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party company. David James Estate Agents receives the following commission from each third party supplier on a per referral basis: W A Barnes Ltd: £60 including VAT. All Moves UK Ltd: 18% including VAT of the invoice total (£107 including VAT average). MoveWithUs Limited: £188 including VAT (average).

Council Tax Band: C
Nottingham City Council
Freehold

DavidJames
the estate agent

David James Estate Agents
100 Front Street, Nottingham, NG5 7EJ
t: 0115 955 5550 e: arnold@david-james.com

