



DavidJames
the estate agent

Ribblesdale Road, Sherwood Dales, Nottingham, NG5 3HW

Guide Price £375,000

About This Property



GUIDE PRICE £375,000 - £400,000. We are delighted to introduce this traditional detached family home within walking distance of Nottingham City Hospital and the vibrant Sherwood area, complete with its array of superb amenities, schools and City-bound bus services. This residence is offered to the market with no upward chain alongside having huge potential and provides the perfect foundation for those looking to inject their own flair and design into a property that comes full of character!

Upon entering, you are greeted by a welcoming hall, featuring an original stained-glass door from the porch that adds a touch of charm. The layout includes a bright and spacious lounge equipped with an electric feature fireplace and direct access to the generous rear garden, a versatile sitting/dining room and a breakfast kitchen that offers ample space for freestanding appliances and benefits from an adjoining side lean-to lobby.

The first floor comprises three well-proportioned bedrooms which incorporate an assortment of fitted wardrobes. The first floor accommodation is completed by a functional shower room with a walk-in cubicle, a separate WC and a cupboard housing the Worcester boiler.

Outside, the property excels with a fantastic rear garden that is mainly laid to lawn with an initial patio area, stocked borders and a timber summerhouse. The front driveway provides convenient off-street parking for multiple vehicles - a practical addition to this family-oriented home.

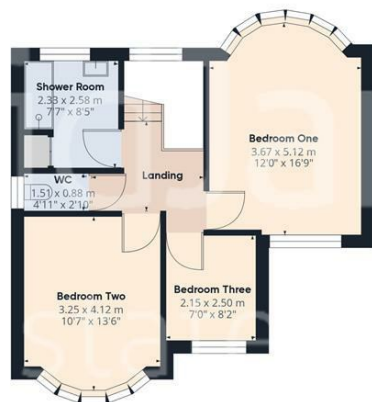
- Traditional detached family home
- Offered to the market with no upward chain
- Highly sought after location close to Nottingham City Hospital and Sherwood's amenities
- Lots of potential with plenty of character
- Welcoming entrance hall with original stained-glass door
- Lounge and separate versatile sitting/dining room
- Breakfast kitchen with an adjoining lean-to
- Three first floor bedrooms
- Shower room with a walk-in modern cubicle
- Generous lawned garden and driveway for multiple vehicles







Floor 0



Floor 1



Approximate total area⁽¹⁾
 105.04 m²
 1130.69 ft²

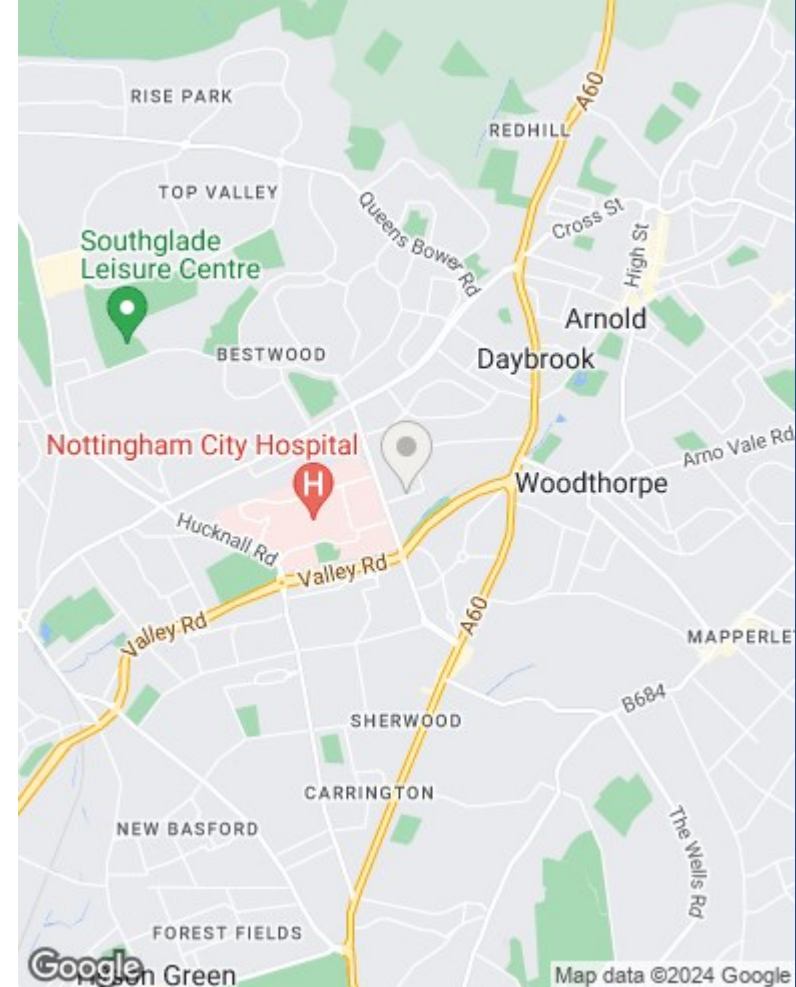
Reduced headroom
 0.77 m²
 8.25 ft²

(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.

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: D
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

