



DavidJames
the estate agent

Osborne Avenue, Sherwood, Nottingham, NG5 2HJ

Guide Price £400,000

About This Property

Step inside this charming semi-detached family home, beautifully presented and brimming with character! Just a short walk from the vibrant heart of Sherwood, this property offers easy access to the superb local amenities including shops, bars and eateries alongside frequent buses to Nottingham City Centre!

A standout and unique feature of this wonderful home is the fully-integrated KNX smart home system, which provides unparalleled control and routine automation of multiple functions throughout the property including scene lighting, zonal heating and multimedia management. Each room comes equipped with its own smart panel with further app control available for on-the-go operation. A 1 year maintenance contract will be included in the sale of the property as well as a tailoring appointment to customise and relabel the system to meet your requirements.

The home greets you with a welcoming entrance hall, complete with PIR lighting sensors. The front reception room retains its original flooring and features a beautiful decorative fireplace and sash windows with shutters. The sitting room, currently set as a snug/cinema room, includes a cozy log burner along with a smart integrated TV/sound system and remote blind.

Culinary enthusiasts will adore the modern dining kitchen which boasts underfloor heating and is equipped with a dual-fuel range cooker, dishwasher and 2 fridges. A versatile basement then offers a laundry space with included white goods and a further area perfect for a gym or games space.

Upstairs, 2 double bedrooms await on the first floor alongside a well-appointed bathroom which includes an electric shower and an additional shower room for extra convenience. The top floor houses 2 more double bedrooms along with eaves storage.

Outside, the enclosed garden is a haven for relaxation and features a patio seating area, planting beds, timber shed and an established apple tree. To the front, a driveway with an EV charger provides convenient parking!



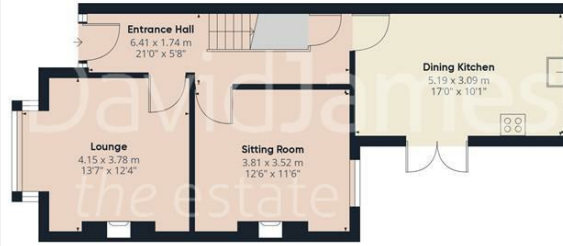
- Beautifully-presented semi-detached home
- A short walk from Sherwood's excellent shops, eateries and frequent bus services
- Fully-integrated KNX smart home system
- Bright and spacious lounge and versatile separate sitting room/snug
- Fantastic modern dining kitchen with underfloor heating
- Basement providing a laundry area and versatile gym/games space
- Four double bedrooms
- Modern bathroom with a further adjoining shower room
- Superb enclosed and established garden
- Driveway to the front with an EV charging point







Floor -1



Floor 0



Floor 1



Floor 3



Approximate total area⁽¹⁾
 150.43 m²
 1619.17 ft²

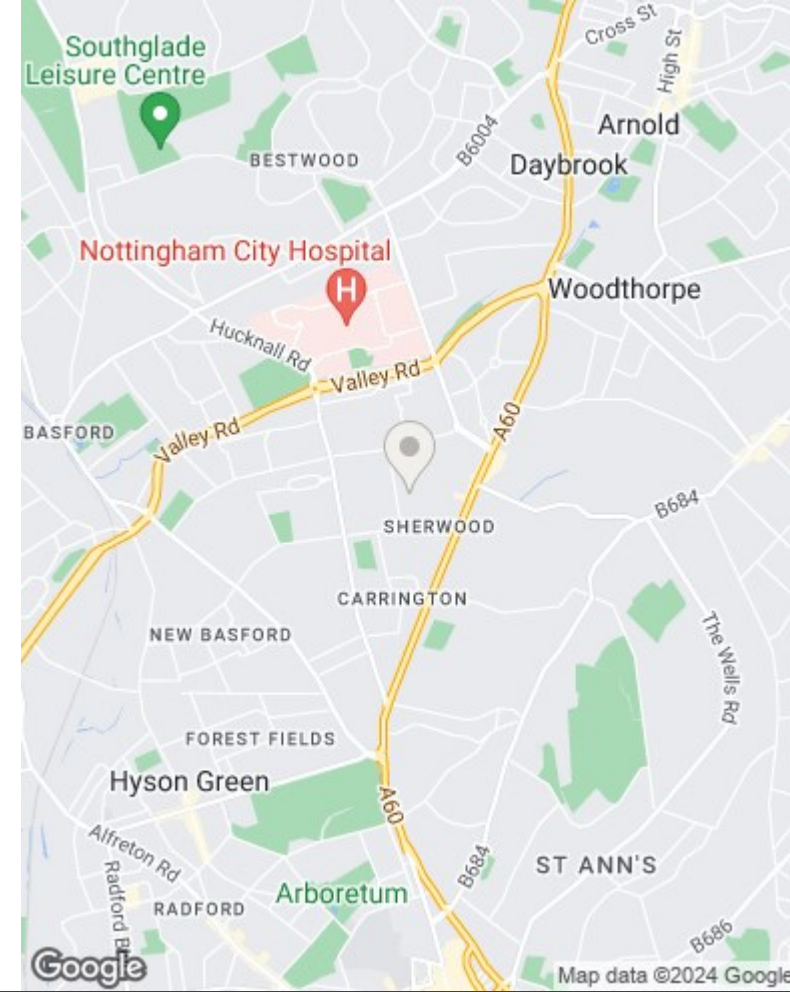
Reduced headroom
 1.61 m²
 17.36 ft²

(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.

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Council Tax Band: B
Nottingham City Council
Freehold

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