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**DavidJames**  
the estate agent

**Spinning Drive, Sherwood, Nottingham, NG5 3JJ**

**£200,000**

## About This Property

Located in the desirable area of Sherwood, close to Nottingham City Hospital and regular bus services, this modern end town house presents an ideal home for professionals or small families. The property boasts two generously-sized double bedrooms and a welcoming entrance hall with laminate flooring. The lounge is brightened by French doors that open to a lawned rear garden with a patio area. An open plan dining kitchen has tiled flooring and a full range of integrated appliances including an oven, hob, extractor, dishwasher, and fridge/freezer. A ground floor WC with a washbasin and a family bathroom featuring a white suite with a mains shower add convenience. Additional benefits include off-road parking for one vehicle on the driveway.



- Modern end town house situated close to Nottingham City Hospital and frequent bus routes
- Two double bedrooms
- Entrance hall with laminate flooring
- Ground floor Wc with washbasin and tiled floor
- Lounge with laminate flooring and French doors leading to the rear garden
- Dining kitchen, open plan to the lounge, with tiled flooring, kitchen with integrated oven, hob, extractor, dishwasher and fridge/freezer
- Bathroom/Wc with white suite and mains shower
- Gas central heating, UPVC double glazing
- Enclosed lawned rear garden with patio
- Driveway provides off road parking for one vehicle



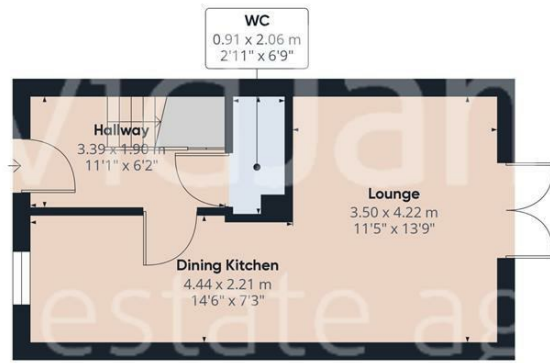


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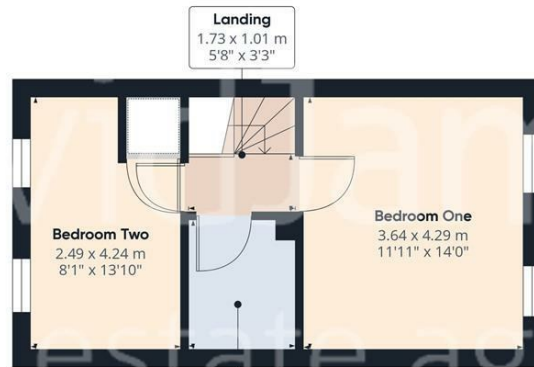
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Floor 0



Floor 1



Approximate total area\*\*  
64.35 m<sup>2</sup>  
692.7 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: B**  
**Nottingham City Council**  
**Freehold**

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