

Girton Road, Sherwood, Nottingham, NG5 1FY Guide Price £325,000





- Extended semi-detached family home
- Immaculately-presented throughout
- Conveniently situated for Sherwood's amenities, schools and Nottingham City Hospital
- Bright and spacious lounge with fitted bow window shutters
- Stunning open plan family dining kitchen with twin bi-fold doors
- Ground floor underfloor heating system with app-control
- Three first floor bedrooms
- Superb fully-tiled modern shower room with a large cubicle
- Fantastic rear garden with a feature elevated patio area
- Driveway to the front provides off-street parking

## **About This Property**

Step inside this stunning extended semi-detached home which is immaculately-presented throughout and a true testament to the current owners! Located within easy reach of Sherwood's vibrant amenities and popular schools, this property offers convenient access to the nearby Ring Road for excellent connectivity whilst Nottingham City Hospital sits just a short walk away.

You're greeted by an initial welcoming entrance hall with useful understairs storage, leading to the good-sized lounge which boasts a feature bow window and fitted shutters.

The heart of the home is the stunning open plan family dining kitchen. This space is truly something special, bathed in natural light thanks to two sets of bi-fold doors. The living area is equipped with provisions for both a wall-mounted television and a projector, and benefits from an integrated sound system. The beautiful fitted kitchen includes a range of soft-close units, Quartz countertops and a feature island with seating. Integrated appliances include a dishwasher, tall fridge and separate tall freezer whilst there is also space and an extractor fan for a range cooker, with the current cooker available for separate negotiation, if desired. A useful utility cupboard, accessed from the kitchen area, houses the Veissmann boiler and provides space for a washing machine.

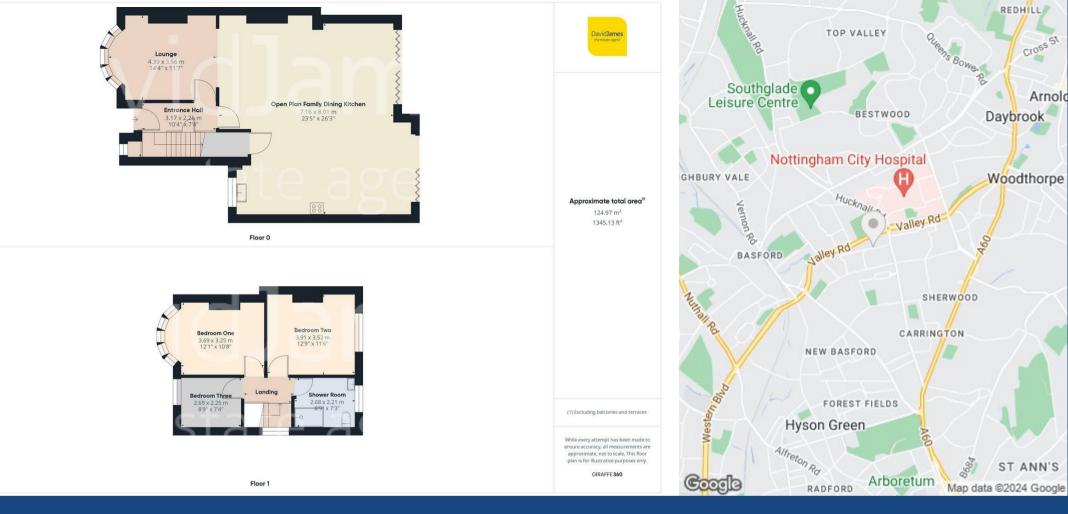
The entire ground floor benefits from an underfloor heating system, which can be controlled remotely via an app for added convenience.

Upstairs, you will find three well-appointed bedrooms and a superb fully-tiled modern shower room featuring a large cubicle. The loft space, accessible via a fitted ladder, is equipped with lighting and boarding, offering handy additional storage.

Outside, the fantastic enclosed rear garden includes an elevated patio seating area, perfect for relaxing, with steps descending to a manageable lawn with established trees and raised beds. The front of the property then features a driveway providing off-street parking.







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## Council Tax Band: C Nottingham City Council Freehold

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