



3



2



1



C

DavidJames
the estate agent

Girton Road, Sherwood, Nottingham, NG5 1FY

Guide Price £325,000

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.



- 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





Floor 0



Floor 1



Approximate total area⁽¹⁾
124.97 m²
1345.13 ft²

(1) 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

