



DavidJames
the estate agent

Newfield Road, Sherwood, Nottingham, NG5 1HF

Guide Price £300,000

About This Property

GUIDE PRICE £300,000-£325,000. This traditional-style detached house is situated in Sherwood close to Nottingham City Hospital and is sold with no upward chain. This property offers good living space, featuring three generously sized double bedrooms, making it a potentially ideal family home.

Upon entering, you are greeted by an entrance hall with laminate flooring, the spacious lounge boasts a bow window, allowing natural light to flood the room, while the fireplace adds a touch of character. The laminate flooring continues through to the dining room, currently repurposed as a convenient ground floor bedroom, showcasing the versatility of this home.

The breakfast kitchen has a comprehensive range of base and eye-level units, complemented by an integrated oven, hob, and extractor fan.

The property features a fully tiled bathroom equipped with a white suite and mixer shower, alongside a separate WC and an additional shower space with a cubicle and mains shower, ensuring convenience for a busy household.

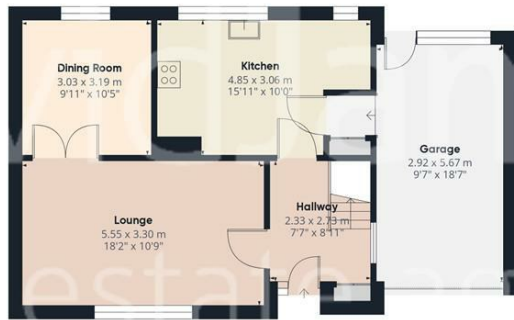
Benefiting from combination gas central heating, UPVC double glazing, and an alarm system, this home is designed with comfort and security in mind. The block-paved driveway provides ample off-road parking, and the garage, complete with an electric roller door, adds to the practicality of this property.

Step outside to the tiered rear garden, where you'll find an initial decked area perfect for relaxing or entertaining, offering partial views across the local area. This outdoor space is ideal for enjoying sunny days and outdoor dining.

- Traditional style detached house situated close to Nottingham City Hospital sold with no upward chain
- Three double bedrooms
- Entrance hall with laminate flooring
- Lounge with bow window and fireplace as well as laminate flooring
- Dining room with laminate flooring (currently used as a ground floor bedroom)
- Breakfast kitchen with a range of base and eye level units, integrated oven, hob and extractor
- Fully tiled bathroom with white suite and mixer shower, separate Wc, separate shower space with shower cubicle with mains shower
- Combination gas central heating, UPVC double glazing, alarm system
- Block paved driveway provides off road parking, garage with electric roller door
- Tiered rear garden with initial decked area taking in partial views across the local area







Floor 0



Floor 1

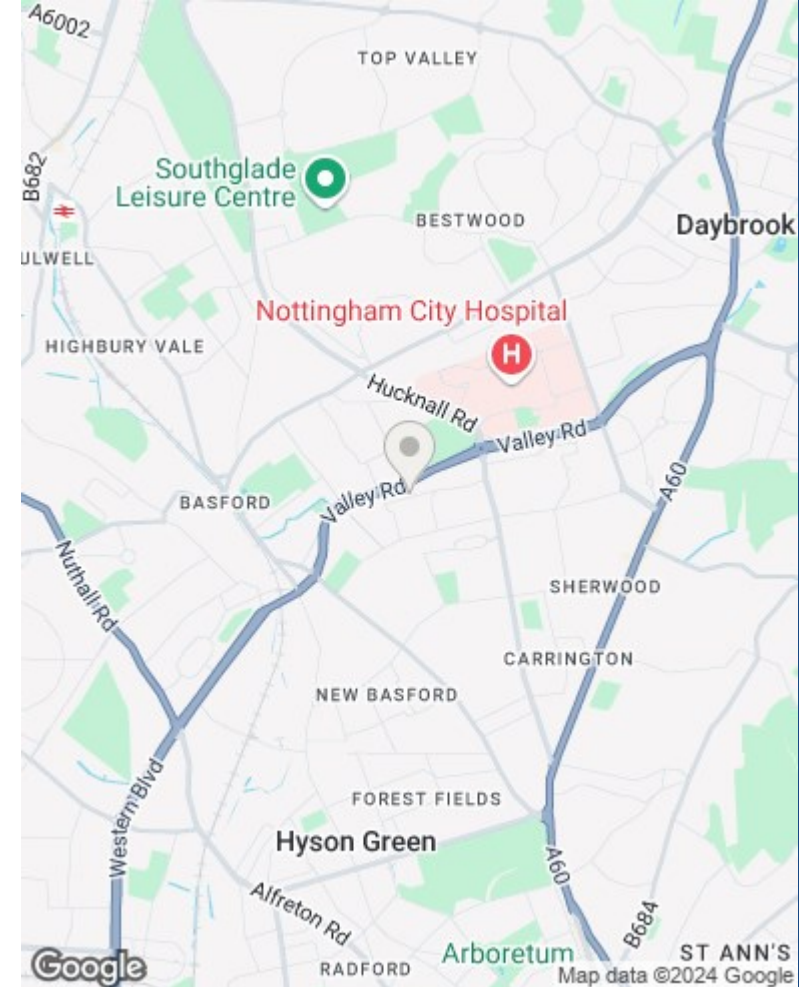


Approximate total area⁽¹⁾
115.01 m²
1238 ft²

(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.

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Council Tax Band: C
Nottingham City Council
Freehold

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