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DavidJames
the estate agent

Retford Road, Sherwood, Nottingham, NG5 1FZ

Guide Price £425,000

About This Property

This extended detached family house, offered to the market with no upward chain, presents a wonderful opportunity for those looking to add their personal touch to a generous home within easy reach of Sherwood's excellent shops and eateries, sought-after schools and frequent bus services. It's also a short walk from Nottingham City Hospital, making it an ideal choice for healthcare professionals.

Upon entering, you are greeted by an initial porch and entrance hall with an adjoining cloakroom that leads to a ground floor shower room featuring a three-piece suite and underfloor heating. The bright and spacious lounge/dining room, with a feature electric fire, flows seamlessly into a large conservatory. The conservatory extends the living space and provides excellent views over and access to the beautiful south-westerly facing rear garden.

The fitted kitchen, also with underfloor heating, boasts a range of units and integrated appliances including a double oven, electric hob and extractor. Additional appliances such as a freestanding washing machine, microwave, and fridge/freezer can be included upon request. From the kitchen, there is access to a side lobby leading to a store room housing the Worcester boiler.

The first floor hosts five double bedrooms, all complemented by a family bathroom and a separate WC. There is also a versatile study which would be ideal for homeworkers or hobbyists as well as a large boarded loft with power, lighting and a ladder.

The rear garden is a stunning large space, mainly lawned with well-stocked established borders. It offers a fantastic area for relaxation or for gardening enthusiasts with a green thumb. Additional benefits include an outside water point, external power and a shed.

To the front, two driveways provide off-street parking with space for two vehicles and access to an integral garage. The garage is equipped with power, lighting, an electric remote door and a pedestrian access door to the rear from the conservatory.



- Extended detached family home
- Offered to the market with no upward chain
- Lots of scope for personalisation
- Within easy reach of Sherwood's excellent nearby amenities
- Bright and spacious lounge/dining room with an adjoining large conservatory
- Fitted breakfast kitchen with a range of appliances
- Five double bedrooms and a versatile study/hobby room
- First floor family bathroom plus a ground floor shower room
- Beautiful south-westerly facing large established rear garden
- Two driveways and an integral garage provide off-street parking







Floor 0



Floor 1



Approximate total area⁽¹⁾

197.75 m²
2128.56 ft²

Reduced headroom

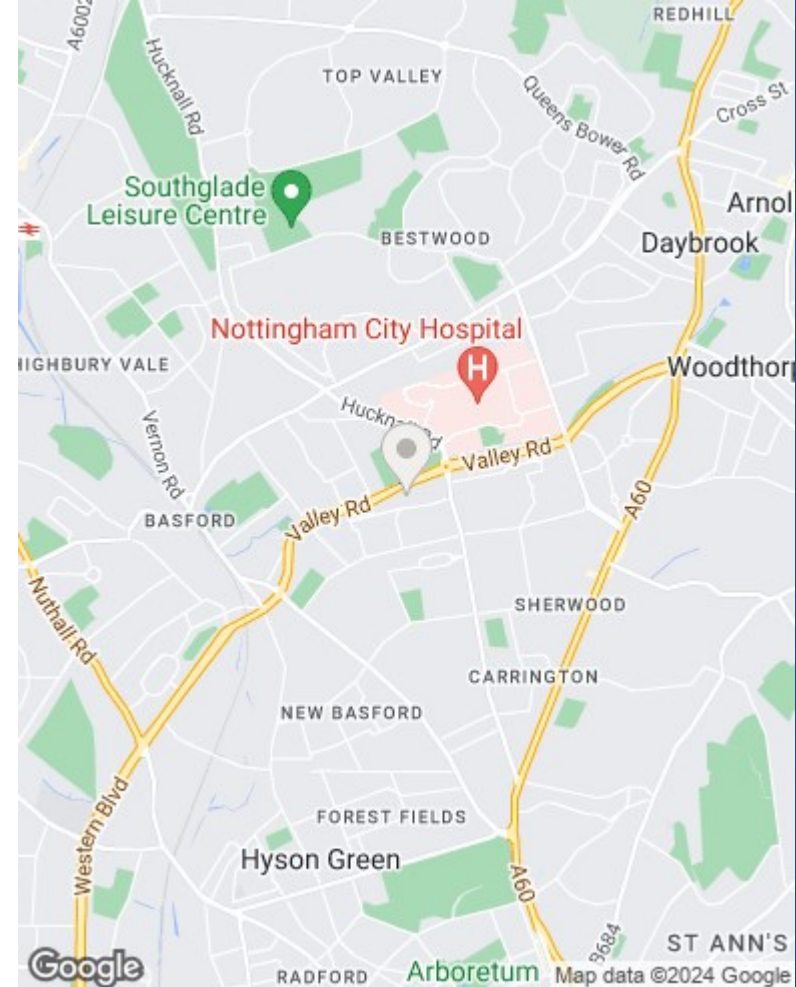
0.13 m²
1.4 ft²

(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: D
Nottingham City Council
Freehold

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