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DavidJames
the estate agent

Valley Road, Sherwood/Basford Border, Nottingham, NG5 1HZ

Guide Price £270,000

About This Property

Welcome to this traditional detached property located on the border of Sherwood and Basford and with the convenience of the Ring Road on the doorstep for excellent connectivity throughout Nottingham! Offering generous living space including three double bedrooms, two reception rooms and a modern kitchen diner alongside a spacious plot, this home would be ideal for a family seeking close proximity to local amenities, schools and public transport links.

As you enter through the wide double-glazed porch you are welcomed by a spacious entrance hall with high ceilings giving access to two well-sized reception rooms and a modern kitchen diner. Both reception rooms feature oak-effect wood flooring with modern electric fires and large bay windows allowing plenty of natural light.

The monochrome dining kitchen is both stylish and functional with a range of white gloss units that contrast with black gloss subway tiles and benefit from an integrated fridge freezer, oven and induction hob as well as ample space for a washing machine. The large window to the rear elevation provides views of the rear garden whilst a lean-to utility area further enhances the space and offers additional access to the rear garden.

The ground floor is concluded with a useful cellar which is split into two sections and benefit from power and lighting.

Upstairs, the generous landing leads to three double bedrooms, complemented by the family bathroom which has been tastefully decorated to a good specification with floor to ceiling tiles and includes a two piece suite with a bath and a Mira shower over as well as a pedestal sink. A separate WC adds convenience.

The rear garden features a mix of lawned and artificial turf as well as a raised decking area and grey fencing for added privacy. The property also benefits from a timber shed to the side of the property and access to the rear entrance of the garage, which offers off-street parking in addition to the driveway at the front.



- Generous detached family home
- Spacious entrance hall with high ceilings
- Two good-sized reception rooms with large bay windows
- Modern galley-style kitchen with integrated appliances
- Three double bedrooms
- Contemporary family bathroom with a separate WC
- Rear garden and generous frontage
- Driveway for two vehicles and separate garage
- Prime Ring Road location for excellent connectivity
- Within easy reach of excellent nearby amenities, schools and transport links





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Floor -1



Floor 0



Floor 1



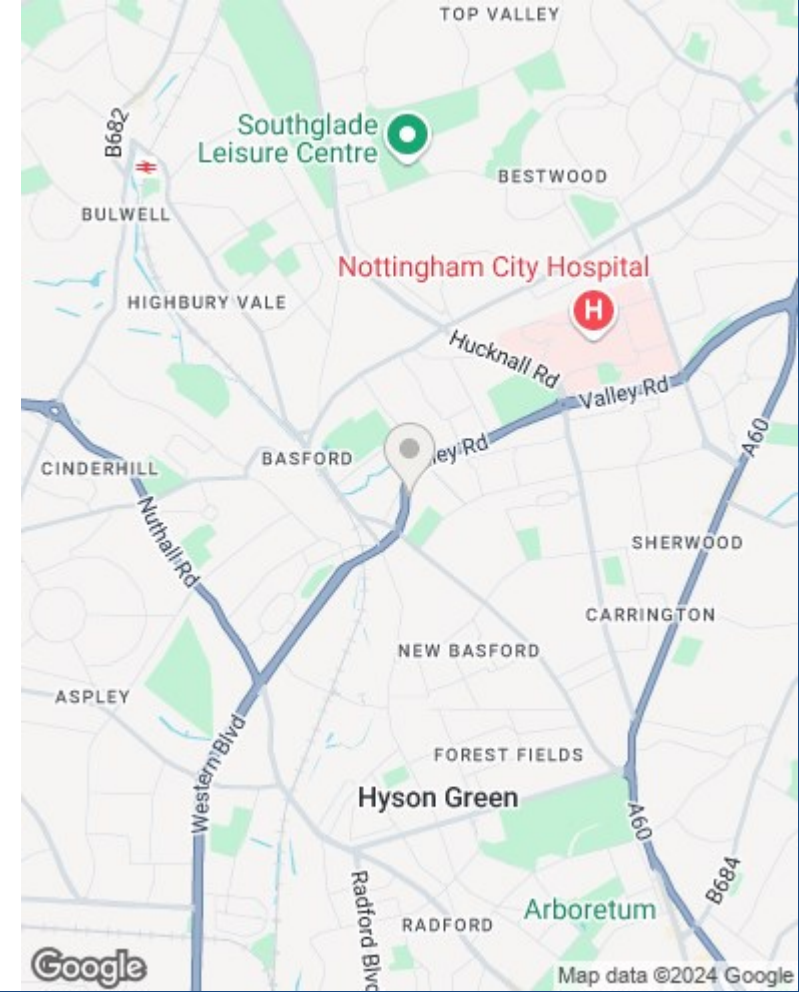
Approximate total area⁽¹⁾
110.65 m²
1191.03 ft²

(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.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Council Tax Band: C
Nottingham City Council
Freehold

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