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**DavidJames**  
the estate agent

**Retford Road, Sherwood, Nottingham, NG5 1FZ**

**Guide Price £300,000**

# About This Property

GUIDE PRICE £300,000 - £325,000. This traditional double bay fronted detached house offers a wealth of original features and character. The property boasts three/four bedrooms, with bedroom four accessed through the main bedroom, ideal for use as a dressing room or nursery.

The entrance porch is laid with classic terrazzo tiles and leads to a hallway with parquet flooring hidden beneath the current carpet, providing potential to restore this beautiful feature. The lounge, also with parquet flooring underneath the carpet, features a bay window and original fireplace, adding a touch of character to the space. An adjoining reception room, ideal as a home office or playroom, offers further flexibility.

The dining room showcases timber parquet flooring, an original fireplace and a charming stained glass leaded window to the rear, creating a delightful atmosphere for family meals.

The kitchen benefits from a pantry with ample storage and terrazzo flooring beneath the current covering. A UPVC conservatory with tiled flooring offers additional living space, perfect for enjoying the garden year-round.

Upstairs, the bathroom features a white suite, with a separate but adjoining WC. The property is equipped with gas central heating and the majority of windows are UPVC double glazed.

Outside, a block paved driveway and garage provides off-road parking, whilst to the rear is a low maintenance rear garden with gravelled borders and a patio area.

Conveniently located close to the brand new Bluecoat Academy, offering modern facilities, this house is ideal for families looking to take advantage of the excellent local schooling. With a variety of original features and the opportunity to restore parquet and terrazzo flooring, this property is perfect for those looking to add their personal touch.



- Traditional style double bay fronted detached house
- Three/four bedrooms, bedroom four accessed through bedroom one
- Entrance porch with terrazzo tiles and hallway with parquet flooring (beneath current carpet)
- Lounge with bay window and original fireplace as well as parquet flooring (beneath current carpet), further reception room/home office
- Dining room with bay window, timber parquet flooring and original fireplace
- Kitchen with pantry storage cupboards and terrazzo tiles (beneath current floor covering)
- UPVC conservatory with tiled flooring
- First floor bathroom with white suite, separate but adjoining WC
- Block paved driveway and garage provide off road parking, enclosed low maintenance rear garden
- Property is closed to the new Bluecoat Academy, a brand new school with modern facilities







Floor 0



Floor 1



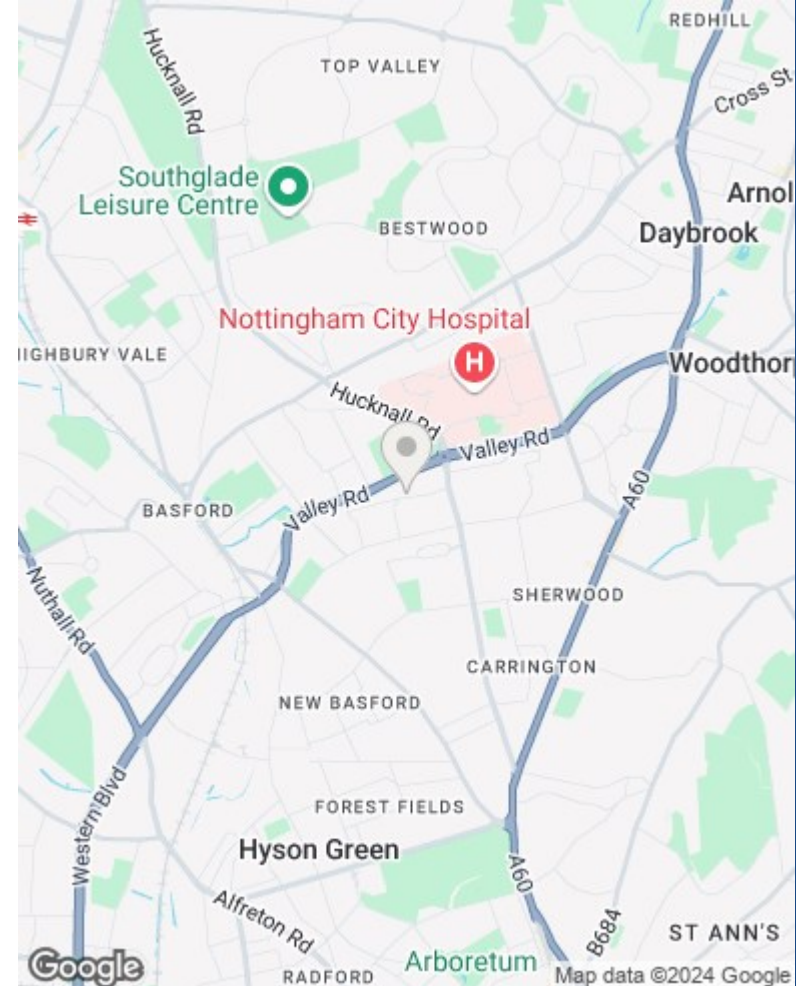
Approximate total area<sup>(1)</sup>  
 126.68 m<sup>2</sup>  
 1363.57 ft<sup>2</sup>

(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 are based on RICS IPMS 3C standard.

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**Council Tax Band: D**  
**Nottingham City Council**  
**Freehold**

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