













David**James** 

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

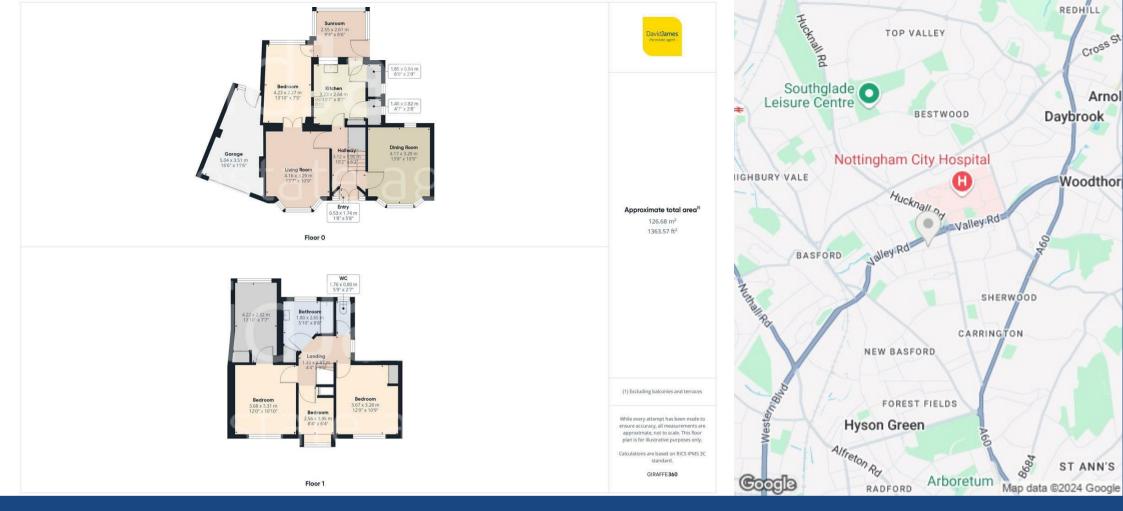












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## Council Tax Band: D Nottingham City Council Freehold

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