



DavidJames
the estate agent

Weardale Road, Sherwood, Nottingham, NG5 1DD

Guide Price £230,000

About This Property

This traditional-style, three-bedroom semi-detached house in the sought-after area of Sherwood offers an inviting blend of period features and modern comforts.

As you step into the entrance hall, you are greeted by stripped floorboards that extend seamlessly into both the lounge and dining room. The lounge, with its feature chimney breast, provides a focal point and benefits from French doors that open out to the rear garden, allowing for plenty of natural light. The dining room, located at the front of the property, features a bay window and its own fireplace with a gas fire, creating a perfect space for family meals or entertaining.

The extended kitchen boasts a sleek, contemporary design with grey gloss units and integrated appliances, including a double oven, hob and extractor.

Upstairs, the property includes three generously sized bedrooms, offering ample space for a family. The bathroom is fitted with a white suite, including a shower off the mixer taps, while the WC is conveniently located separately.

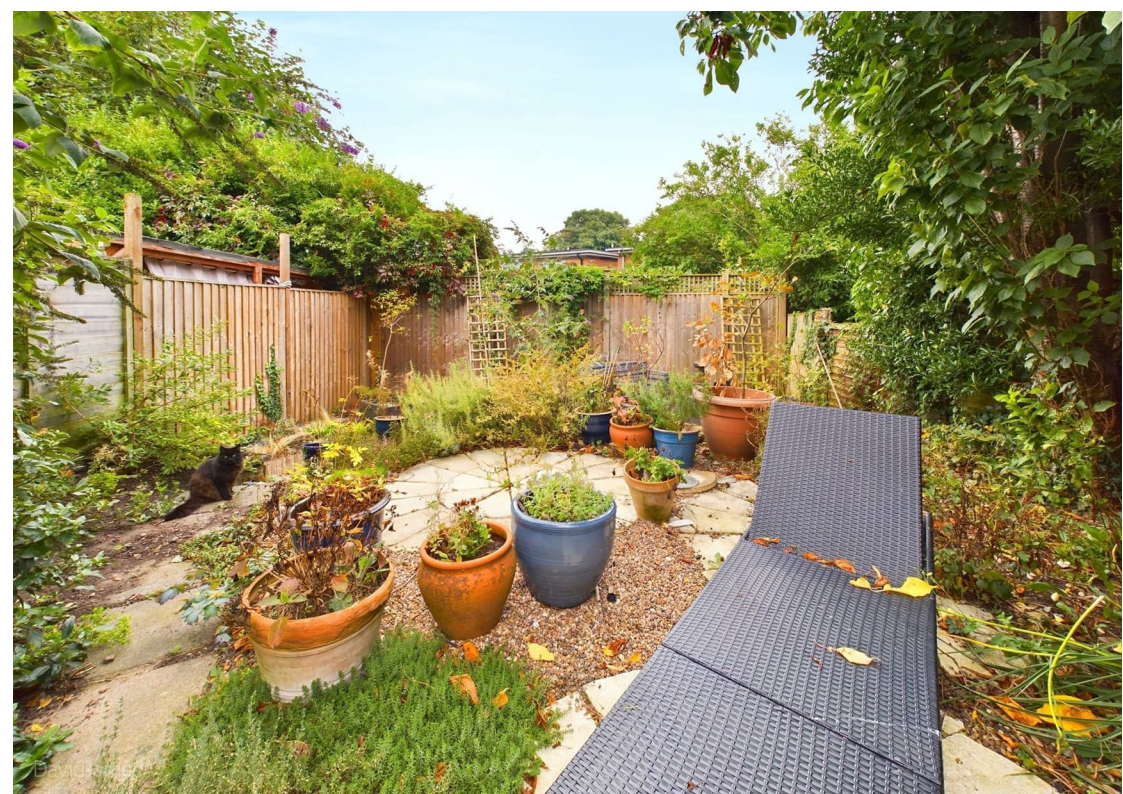
The property is equipped with combination gas central heating and UPVC double glazing for year-round comfort, as well as a useful cellar for additional storage.

Outside, the enclosed rear garden is designed for ease of maintenance, featuring patio areas perfect for outdoor dining or relaxing.

Situated within walking distance of local shops and bus routes, this home offers excellent convenience while retaining a peaceful residential feel.



- Traditional style semi detached house
- Three bedrooms
- Entrance hall with stripped floorboards which extend through to the lounge and dining room
- Lounge with feature chimney breast and French doors to the rear garden
- Dining room with bay window to the front elevation and fireplace with gas fire
- Extended kitchen with a range of grey gloss units, integrated double oven, hob and extractor
- Bathroom with white suite and shower off mixer taps, separate WC
- Combination gas central heating, UPVC double glazing, cellar
- Low maintenance enclosed rear garden with patio areas
- In walking distance of both shops and bus routes

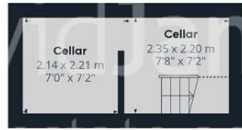


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Floor -1



Floor 0



Floor 1



Approximate total area*
 92.06 m²
 990.93 ft²

Reduced headroom
 1.1 m²
 11.84 ft²

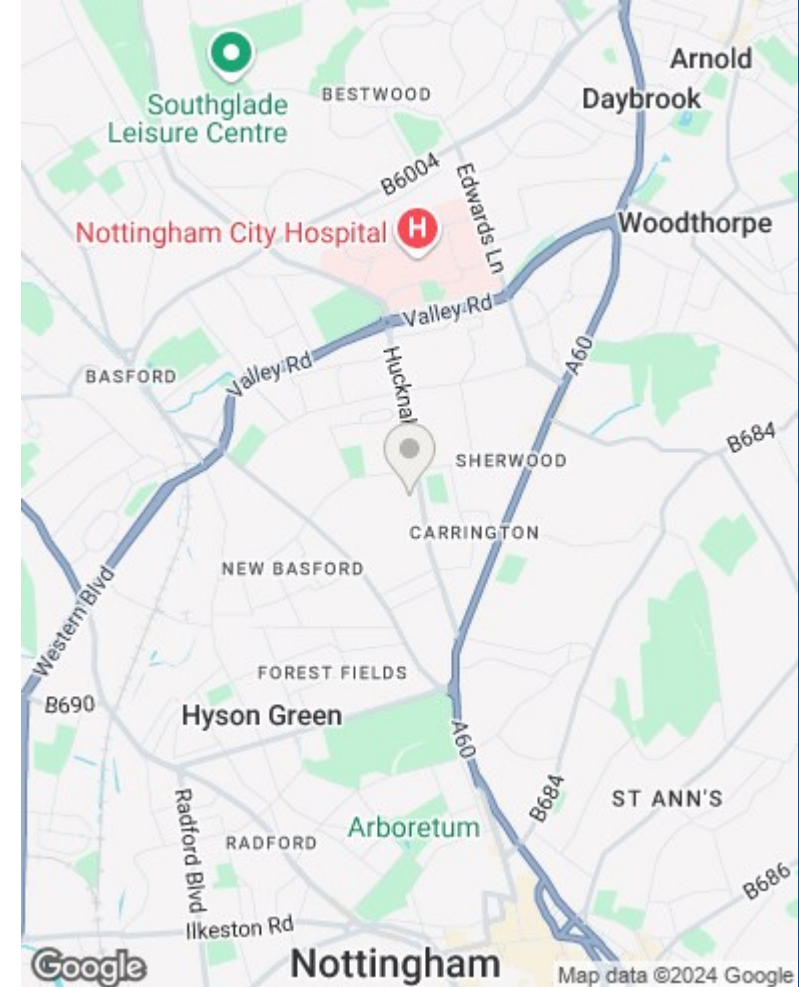
(1) Excluding balconies and terraces

Reduced headroom
 Below 1.5 m/5 ft

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: B
Nottingham City Council
Freehold

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