



**51 Ribblesdale Road, Nottingham – NG5 3GY**

Guide Price **£475,000 – £500,000**

**DavidJames**  
the estate agent





## 51 Ribblesdale Road

Nottingham, Nottingham

GUIDE PRICE £475,000–£500,000 Charming detached family home close to nearby amenities and Nottingham City Hospital! 3 reception spaces, dining kitchen and 4 beds plus a beautiful garden, drive and garage!

Council Tax band: E

Tenure: Freehold

- Charming and extended detached family home
- Close to Sherwood, Daybrook and Arnold's nearby amenities and schools
- A short walk to Nottingham City Hospital
- Impressive entrance hall with original flooring
- Three open plan reception spaces (lounge, dining room and sun room)
- Modern dining kitchen with a separate utility room and downstairs WC
- Four bedrooms (main bedroom with a dressing room and en-suite)
- Family bathroom with a four-piece suite including both a bath and shower enclosure
- Beautiful southerly-facing established garden incorporating the passing Day Brook
- Driveway with EV charger and a large tandem garage











Floor 0

Approximate total area<sup>(1)</sup>

201.95 m<sup>2</sup>

2173.77 ft<sup>2</sup>



Floor 1

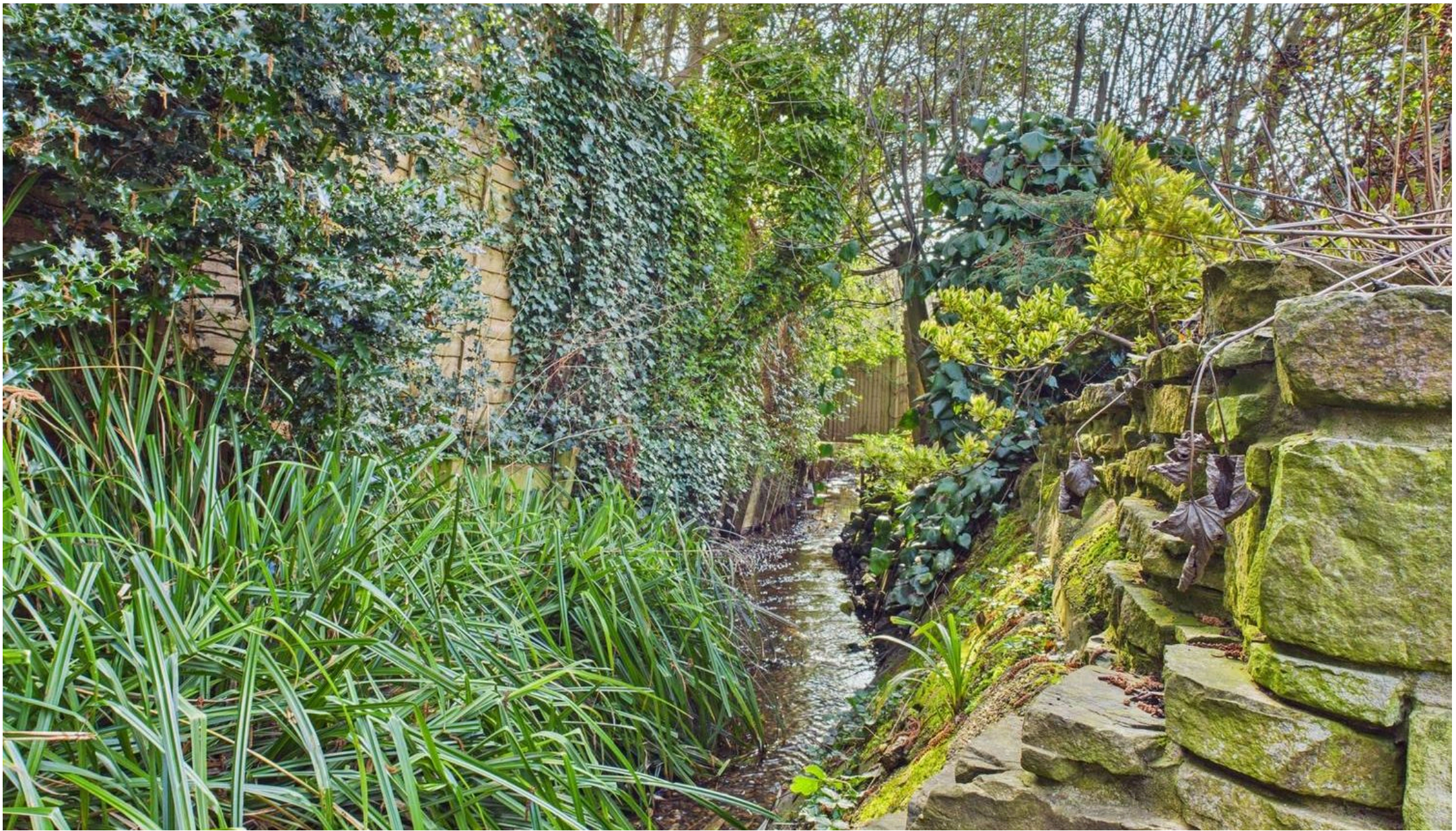
(1) Excluding balconies and terraces

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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