



DavidJames
the estate agent

Percival Road, Sherwood, Nottingham, NG5 2EX

Guide Price £290,000

About This Property

GUIDE PRICE £290,000 - £300,000. This well presented period-style semi-detached house in Sherwood boasts an array of traditional features combined with modern comforts. With three well-proportioned bedrooms, this home offers ample space for family living.

The property welcomes you with an inviting entrance hall, showcasing stripped and varnished floorboards, complemented by original cornicing, giving an immediate sense of character and elegance. The lounge features a bay window to the front elevation, filling the space with natural light, and is finished with contemporary laminate flooring. Adjoining the lounge is a separate dining room, also benefitting from laminate flooring, creating a seamless flow between the living areas.

The kitchen has panelled units and tiled flooring. It includes a central island seating area, perfect for casual dining, along with integrated appliances such as a double oven, hob, and extractor.

The stylish refitted bathroom/WC offers a nod to the period style of the home, with a bath featuring ball and claw feet. There is also the convenience of a mains shower and an additional mixer shower for flexibility.

Additional benefits include a combination central heating system and UPVC double glazing throughout. The property also has a cellar with light, offering valuable additional storage space.

Externally, the shared driveway provides off-road parking. The landscaped rear garden has been designed for low-maintenance enjoyment, featuring a paved and gravelled patio area, well-defined borders and an artificial lawned area, perfect for relaxing or entertaining.

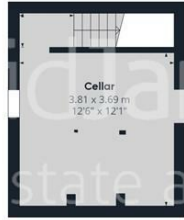
This home offers a harmonious blend of period character and contemporary living, making it an ideal choice for those seeking a property that exudes style and functionality in equal measure.



- Well presented period style semi detached house
- Three bedrooms
- Entrance hall with stripped and varnished floorboards and original cornicing
- Lounge with bay window to the front elevation and laminate flooring
- Separate but adjoining dining room with laminate flooring
- Kitchen with panelled units, tiled flooring and central island seating area, integrated double oven, hob and extractor
- Stylish bathroom/Wc with period style suite with bath having ball and claw feet, mains shower and additional mixer shower
- Combination central heating, UPVC double glazing, cellar with light
- Shared driveway provides off road parking
- Landscaped rear garden with paved and gravelled patio area, borders and artificial lawned area







Floor -1



Floor 0



Floor 1



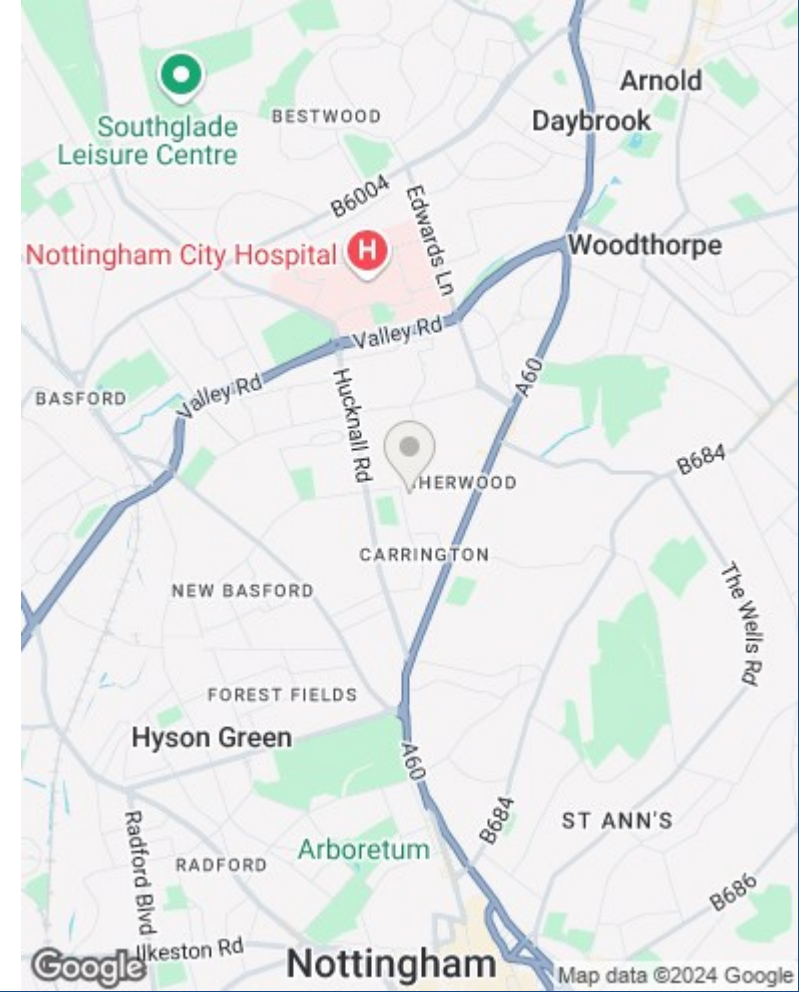
Approximate total area⁽¹⁾
 111.48 m²
 1199.96 ft²

(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 are based on RICS IPMS 3C standard.

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Council Tax Band: B
Nottingham City Council
Freehold

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