



DavidJames
the estate agent

Forester Road, Nottingham, NG3 6LP

Guide Price £260,000

About This Property

Welcome to this fantastic semi-detached home, offered to the market with no upward chain and ideally situated for families or professionals alike given the close proximity to schools, frequent bus services to Nottingham City Centre and the amenities of Carlton and Mapperley!

You are greeted by an entrance hall which leads into the spacious lounge, complete with a recently installed remote-controlled electric fire, perfect for cozy evenings in. The lounge flows seamlessly into the dining area and in turn, the versatile conservatory with tilt-and-slide patio doors overlooking and providing access to the rear garden.

The heart of the home is the modern fitted kitchen, equipped with an integrated double oven, electric hob and extractor. It includes a space-efficient layout for a table and chairs and comes with a freestanding washing machine alongside room for an American-style fridge freezer (which is available for negotiation).

Upstairs, the property boasts three bedrooms, with the main bedroom featuring built-in wardrobes. The first-floor is also home to the shower room, outfitted with a three-piece suite including vanity storage, a towel radiator and an extractor fan.

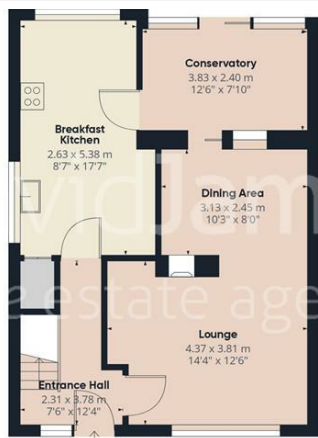
Additional features include a Baxi gas central heating system, double glazing throughout and a good-sized loft space, which has benefitted from insulation upgrades.

Outside, the rear garden is a delight with its lush lawn and feature patio seating area, perfect for outdoor relaxing. The driveway provides ample off-street parking, leading to a carport and a garage equipped with power and lighting, adding further convenience to this delightful home!

- Semi-detached family home
- Offered to the market with no upward chain
- Within easy reach of local amenities, schools and frequent bus services
- Good-sized lounge with an adjoining dining area
- Versatile conservatory with patio doors
- Modern breakfast kitchen with integrated cooking appliances
- Three first floor bedrooms
- Shower room with a three-piece suite
- Lawned rear garden with a feature patio seating area
- Driveway, carport and garage provide parking for multiple vehicles







Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

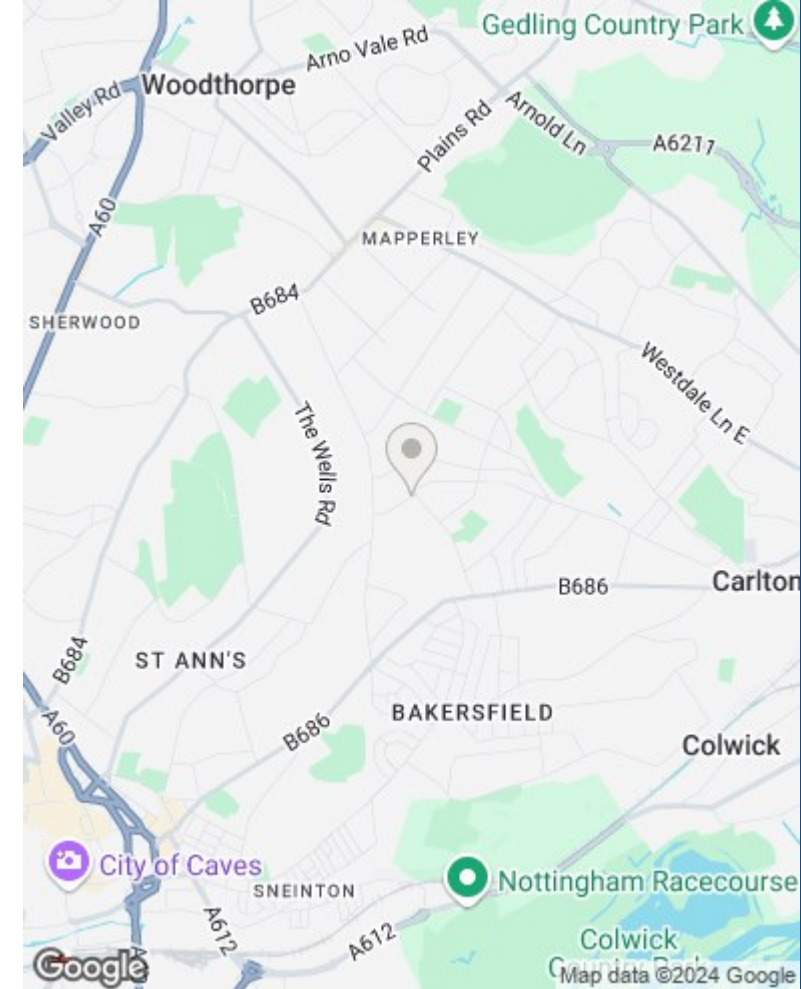


Approximate total area⁽¹⁾
107.87 m²
1161.12 ft²

(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.

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Council Tax Band: B
Gedling Borough Council
Freehold

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