



47 Sunnydale Road, Nottingham – NG3 7GG

Guide Price **£300,000**



47 Sunnydale Road

Nottingham, Nottingham

Well-presented three bedroom detached family home close to Carlton's amenities, schools and public transport links. Contemporary lounge, spacious dining/kitchen, conservatory and generous rear garden!

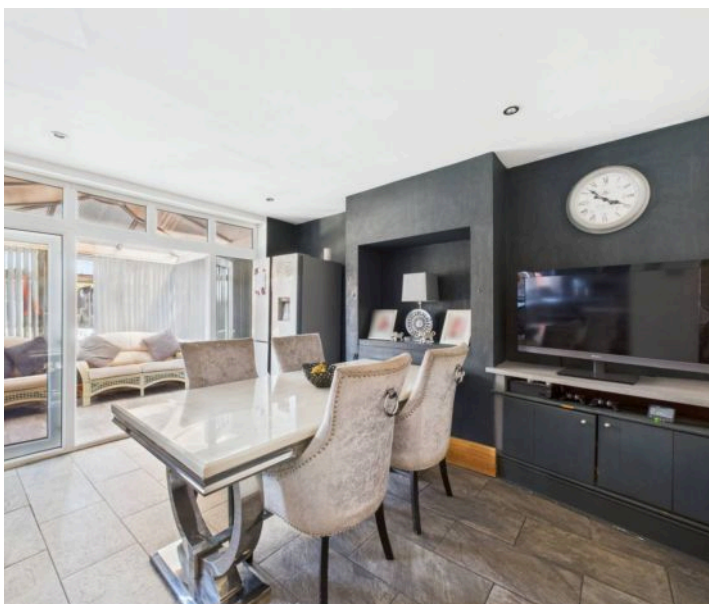
Council Tax band: C

Tenure: Freehold

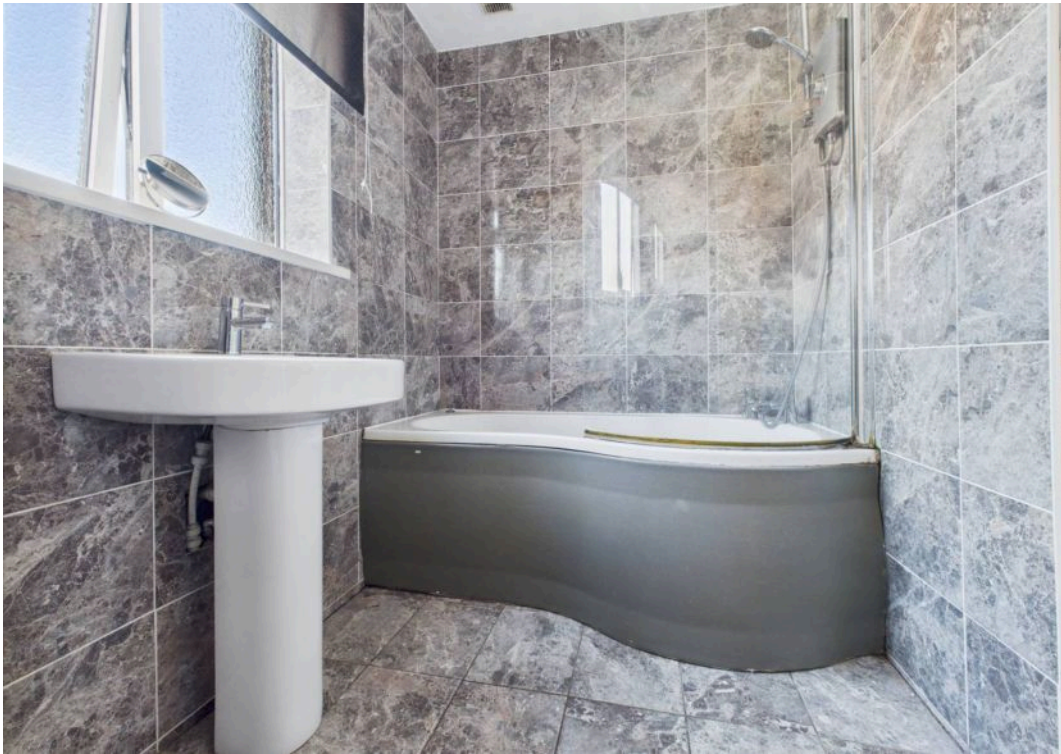
EPC Energy Efficiency Rating: E

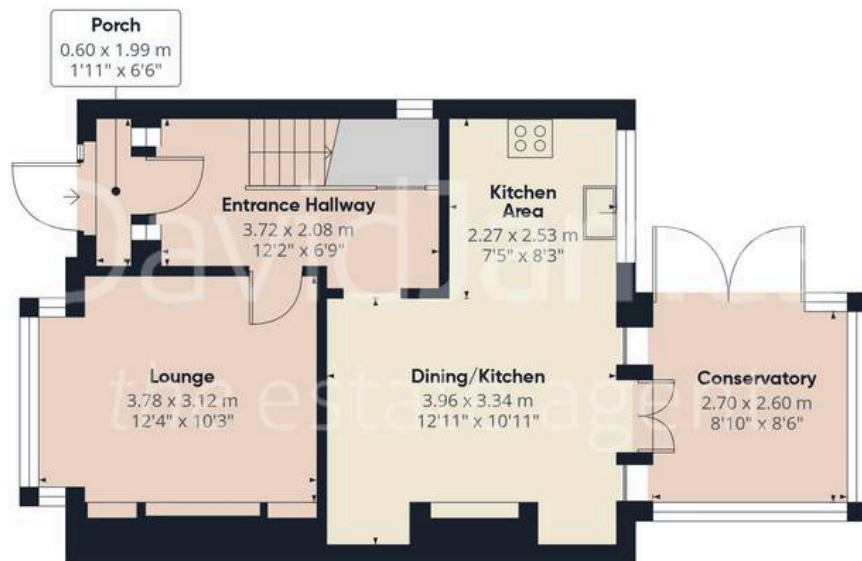
EPC Environmental Impact Rating: E

- Well-presented three bedroom detached family home
- Great location close to Carlton's amenities, schools and public transport links
- Welcoming entrance hall with useful under-stairs storage
- Stylish, contemporary lounge with built-in electric fire
- Spacious dining/kitchen with gloss black kitchen units and integrated cooking appliances
- French doors leading to a light-filled, heated conservatory with all year-round enjoyment
- Modern fully tiled three-piece bathroom suite
- Good-sized loft space with lots of further potential (subject to necessary plans and permissions)
- Generous hard landscaped rear garden with decking area and versatile summerhouse
- Good-sized driveway provides off street parking for two vehicles (with EV charger)









Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾

85.3 m²
917 ft²

Reduced headroom

6.7 m²
72 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



David James Estate Agents

376 Carlton Hill, Carlton - NG4 1JA

0115 987 8957 • carlton@david-james.com • www.david-james.com

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