



47 Sunnydale Road, Nottingham – NG3 7GG

Guide Price **£300,000**

DavidJames
the estate agent



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!

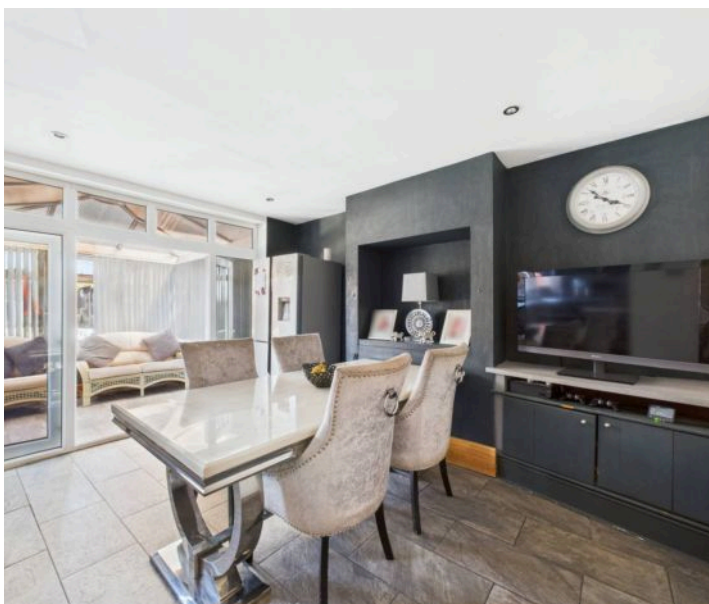
Council Tax band: C

Tenure: Freehold

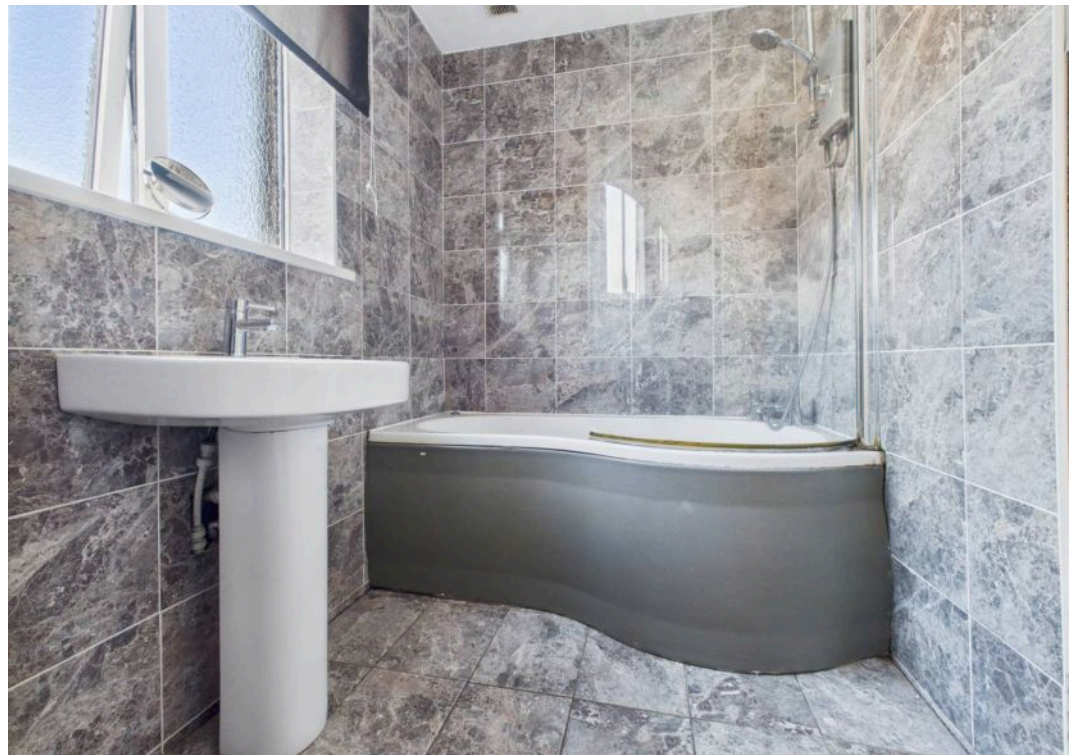
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- 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.

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