

Shepard Close, Nottingham, NG6 7BP



£210,000 Freehold



Nestled in a family neighbourhood, this inviting three-bedroom house offers comfortable living spaces and modern amenities ideal for families. From its charming curb appeal to its spacious interior, this home provides a perfect blend of comfort and convenience for schools, shops and transport links. Upon entering, you are greeted by a porch which is ideal for those coats and those and a door leads into the light-filled living room which has been modernised by the current owner. The floor plan seamlessly flows into the kitchen/dining area, providing an ideal space for gathering with loved ones or entertaining guests. The well-appointed kitchen boasts ample cabinet storage, sleek countertops, and updated appliances, making meal preparation a breeze. There is plenty of space for a dining table and Patio doors open onto the low maintenance garden. The main bedroom serves as a peaceful sanctuary, complete with ample closet space and easy access to a well-appointed bathroom. Two additional bedrooms offer versatility and comfort, providing ample space for children, guests, or a home office. Outside, the backyard offers a private space for outdoor enjoyment and relaxation with artificial grass and patio space. A large garage accessed from the side driveway makes ideal parking, storage or outside entertaining area. The front of the property has more parking and stoned front. EPC=D

Porch

Lounge



Kitchen/Diner



Stairs & Landing

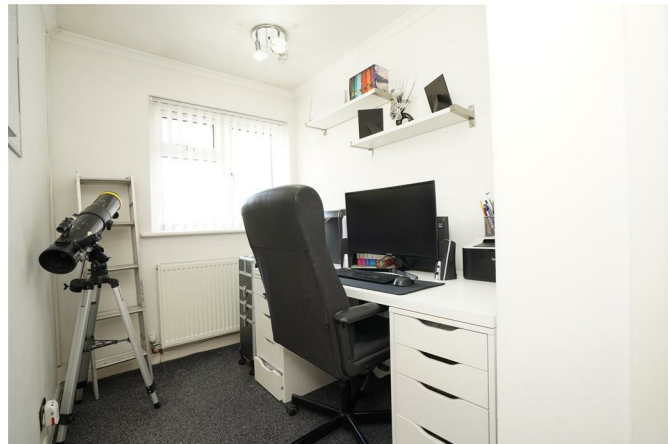
Bedroom One



Bedroom Two



Bedroom Three



Bathroom



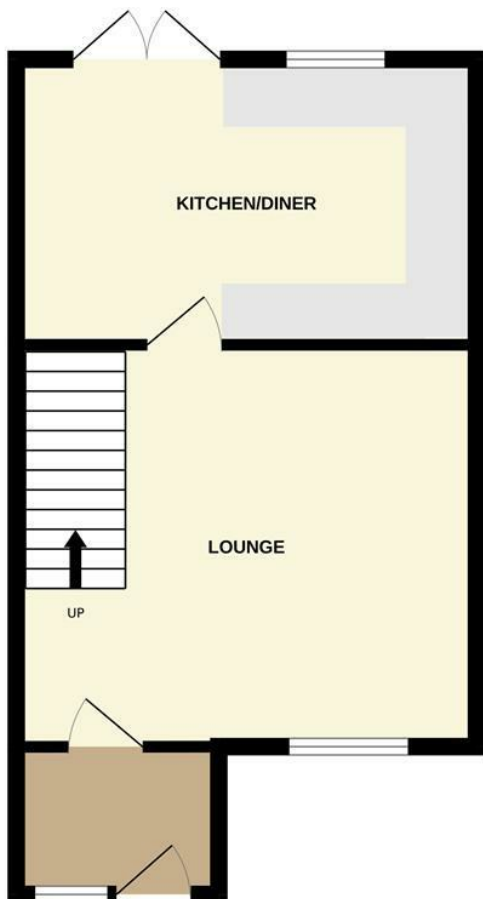
Rear Garden



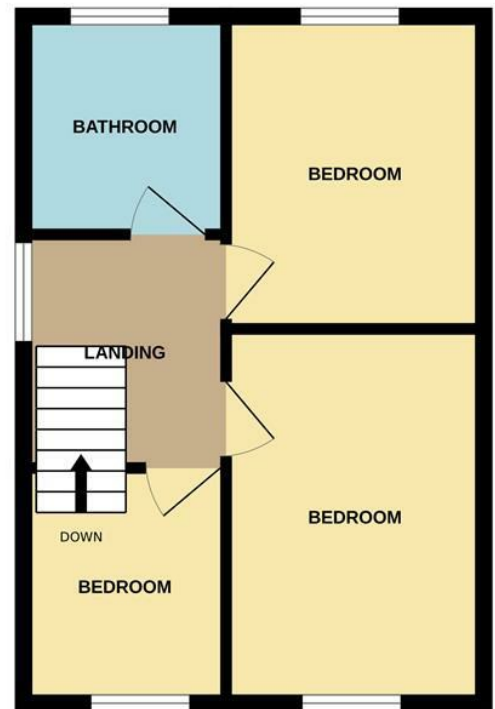
Garage

Front

GROUND FLOOR
390 sq.ft. (36.2 sq.m.) approx.



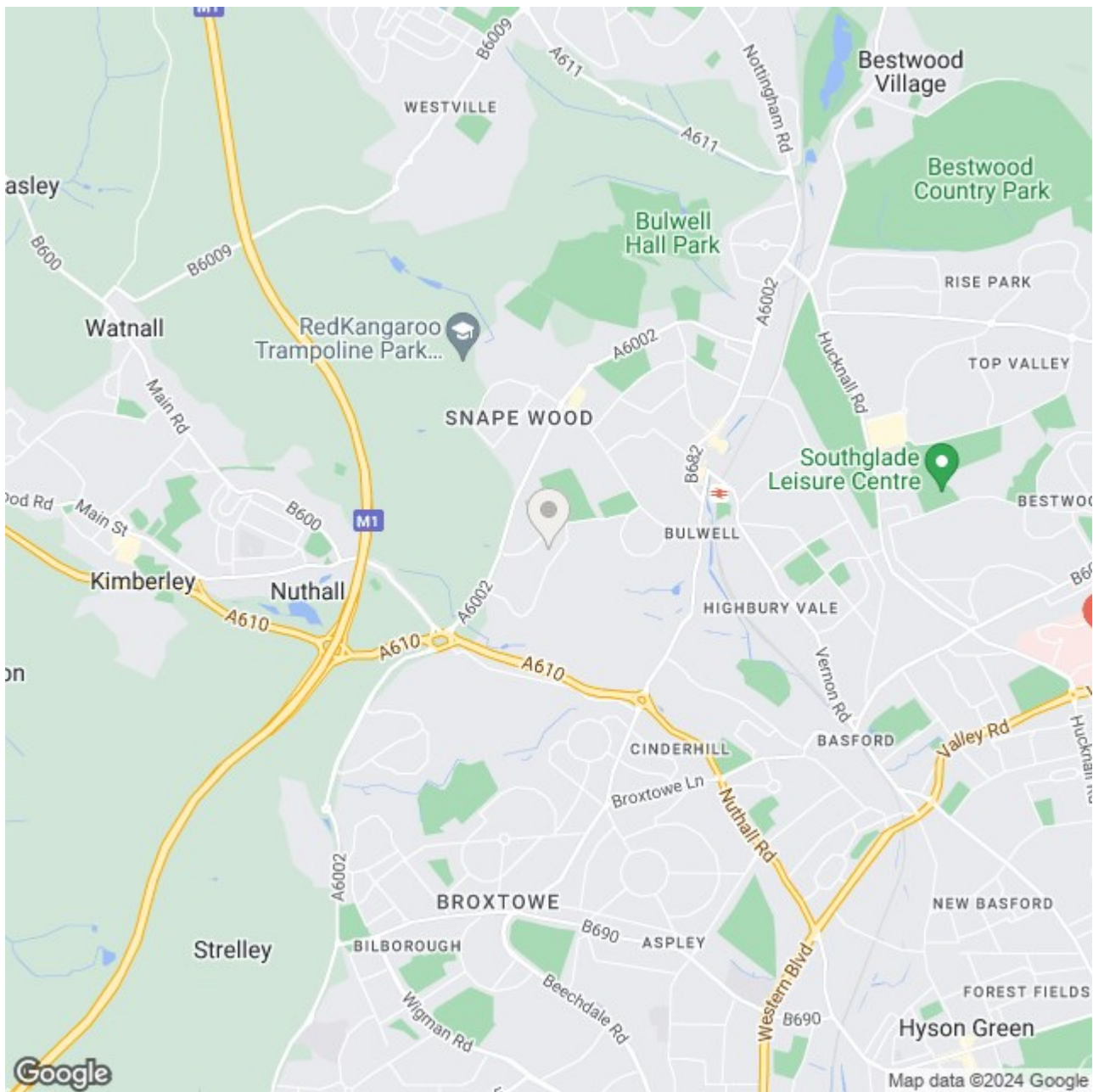
1ST FLOOR
356 sq.ft. (33.1 sq.m.) approx.



TOTAL FLOOR AREA : 747 sq.ft. (69.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	66	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	