

3 Ferryman Road

Nottingham
NG11 7GY

Guide Price £375,000



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0115 841 1155



- Three-bedroom mid terraced home
- Accommodation across three floors
- Family bathroom, two en-suites and downstairs WC
- Garden and balcony
- Off road parking and EV charger point
- Sought-after Wilford location
- Highly regarded school catchment area
- Viewing essential!
- Council Tax Band - C
- Tenure - Freehold



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Key Features

A modern three-bedroom townhouse situated on the sought-after Wilford Place development, offering an excellent opportunity for buyers looking for a home ready to move straight into. Arranged over three floors and well-proportioned throughout, an early viewing is strongly recommended as properties of this type and location tend to attract a high level of interest.

The property is entered via a spacious reception hallway with wood-effect flooring, a staircase rising to the first floor, and doors leading to the principal reception spaces. To the rear, the lounge extends the full width of the property, with French doors and sidelights opening directly onto the garden and providing panoramic views. This versatile room offers ample space for both living and dining, further enhanced by rear Velux windows which flood the space with natural light.

To the front elevation, the breakfast kitchen is fitted with a modern range of shaker-style wall and base units with integrated appliances, ceramic tiled flooring, and a double-glazed window overlooking the front aspect. There is also space for a small breakfast table.

Ascending to the first floor, the landing provides access to two well-proportioned bedrooms. The larger bedroom benefits from a contemporary en-suite shower room with a two-piece suite and built-in wardrobe. The second bedroom enjoys a Juliet balcony with French doors opening to the rear. A stylish three-piece family bathroom with a white suite is also located on this level, along with an additional hallway window and staircase rising to the second floor.

The second floor hosts a generous double bedroom complete with built-in furniture, French doors opening onto a private balcony, and access to a further contemporary three-piece en-suite shower room.

Externally, the property benefits from a driveway providing off-street parking for two vehicles, along with a low-maintenance front garden with wood-chipped beds. To the rear is an enclosed garden which spans the width of the property, with a large decking area as you step out to the garden and the rest laid mainly to lawn with planted borders containing a variety of shrubs.





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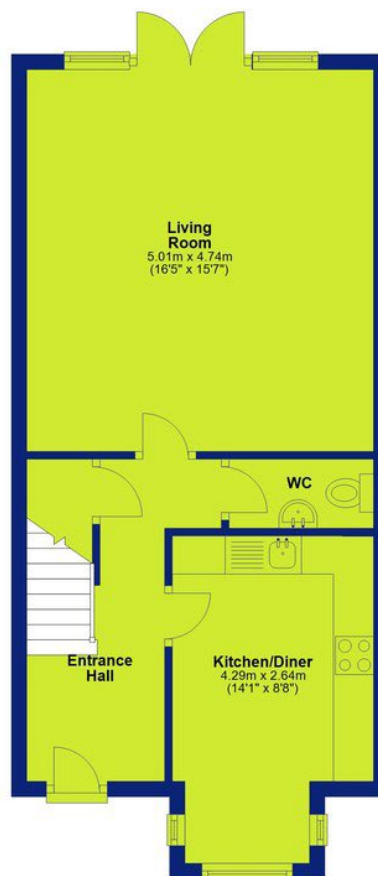
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Ground Floor

Approx. 45.2 sq. metres (486.5 sq. feet)



First Floor

Approx. 41.7 sq. metres (448.7 sq. feet)



Second Floor

Approx. 23.4 sq. metres (252.4 sq. feet)



Total area: approx. 110.3 sq. metres (1187.6 sq. feet)



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Interested in this home?

Contact the FHP Living Team on 0115 841 1155

23 Bridgford Road
West Bridgford
Nottingham
NG2 6AU

1 Weekday Cross
The Lace Market
Nottingham
NG1 2GB

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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