

Newfield Road

Nottingham
NG5 1HE

Offers over £380,000



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0115 841 1155



- Two storey traditional home
- Four bedrooms
- Separate dining/ sitting room
- Garden/ summer room
- Ground floor bedroom with en-suite
- Stylish family bathroom
- Off road parking
- Viewing essential!
- Council Tax Band - C
- Tenure - Freehold



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Key Features

Positioned in a desirable neighbourhood, known for its proximity to the city hospital, schools and some local shops, with convenient access to public transport links and major roadways, making it suitable for commuters whilst providing relatively easy access to nearby shopping areas like Sherwood and the Nottingham city centre with its many associated amenities.

The property itself provides an entrance hall which sets a welcoming tone and offers easy access to all main living areas on this level.

The lounge is bright and spacious, enhanced by a bay window that allows natural light to flood in, creating a warm, inviting atmosphere. The feature fireplace adds character and warmth, making it a cozy gathering spot for family and friends.

The second reception room could serve as a formal dining area or an additional lounge. With direct access to a garden/summer room, this space is ideal for hosting gatherings or simply relaxing while enjoying a views of the tiered courtyard style garden.

There is also a well-equipped kitchen, featuring a range of modern fitted units, appliances, and generous work surfaces. The central island unit is ideal for meal preparation or casual dining. Direct access is also gained to the rear garden, making outdoor entertaining easy and convenient.

A dedicated study offers a quiet, comfortable space for working from home, studying, or as a creative space.

As a practical addition, the ground-floor bedroom features a modern en-suite shower room, perfect for a dependent relative or guest accommodation, or even as a private room for older children or other family members.

The first floor includes four bedrooms, each with its own appeal. The bedrooms offer versatility in use and can easily be adapted to meet the needs of a growing family. These rooms have ample space for beds, wardrobes, and additional furniture, creating comfortable living spaces for all.

A delightful modern family bathroom also features with a suite that includes attractive fittings complementing the home's style with sleek, functional design.

The layout of this home provides various living areas, making it flexible and suitable for diverse family needs. The separation between the lounge, dining room, garden room, and study allows for different activities and privacy within the home.





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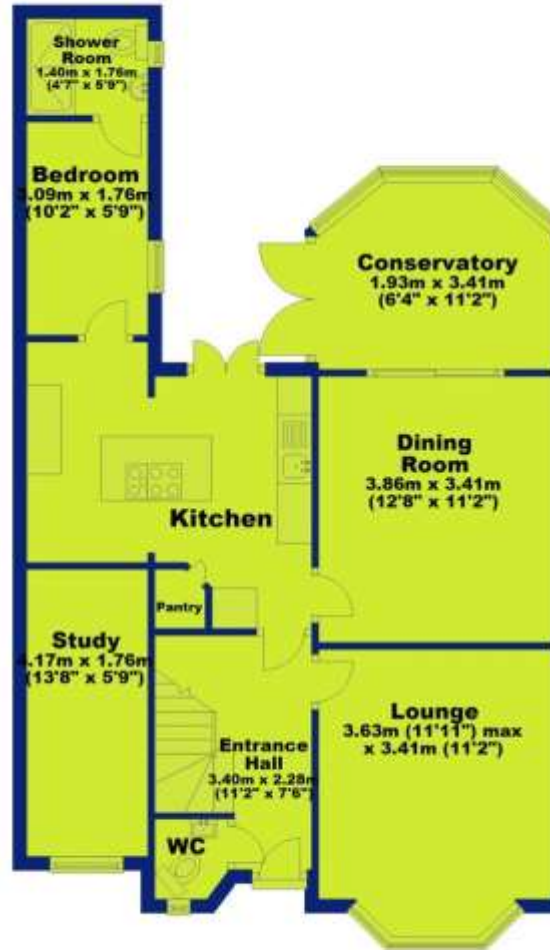
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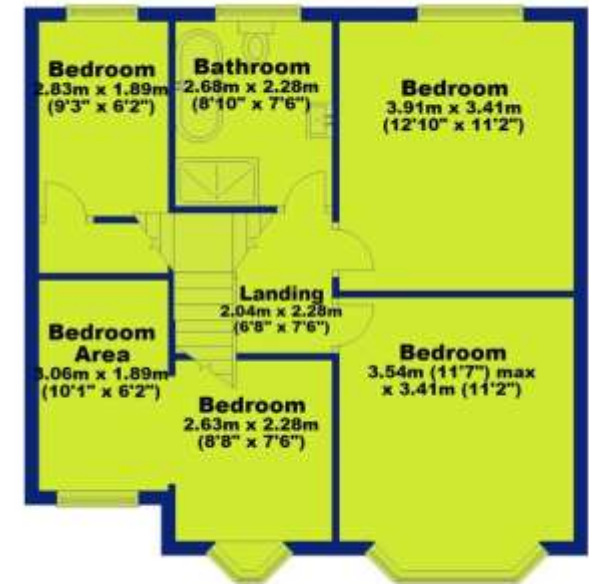
Ground Floor

Approx. 74.7 sq. metres (803.7 sq. feet)



First Floor

Approx. 57.6 sq. metres (620.5 sq. feet)



Total area: approx. 132.3 sq. metres (1424.1 sq. feet)



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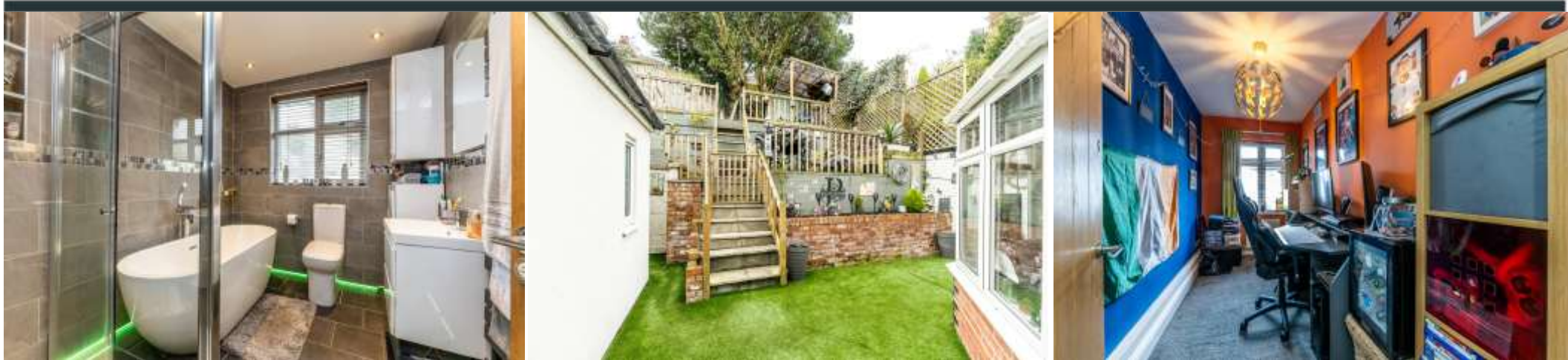


Video



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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		
69-80	C		79 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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