

3 Fearnleigh Drive

Nottingham
NG6 0JH

Asking Price Of £325,000



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- Three-bedroom detached house
- Driveway and front garden
- Integrated single garage with internal access
- Private rear garden with side access
- Living room and separate dining room
- Kitchen with adjoining utility room and WC
- Three bedrooms, one with en-suite and fitted wardrobes
- Well-maintained throughout, in need of modernisation



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Key Features

Located on a quiet residential street in a popular part of NG6, this three-bedroom detached house offers well-proportioned living space, a generous plot, and fantastic potential for modernisation. Offered in good condition throughout, the property would make an ideal long-term family home or investment opportunity.

Set back from the road, the property features a well-maintained front garden and private driveway, leading to an integrated single garage with internal access via the utility room. To the rear, there's a good-sized enclosed garden – ideal for families, entertaining, or future landscaping improvements.

Internally, the ground floor comprises a front-facing living room, a separate dining room, and a fitted kitchen with a utility area and downstairs WC. The layout is spacious and practical, with excellent scope for cosmetic updates or reconfiguration.

Upstairs, there are three bedrooms, including a primary bedroom with fitted wardrobes and an en-suite shower room. A family bathroom serves the remaining two bedrooms, both of which are well-sized.

While the home would benefit from modernisation, it is structurally sound and well cared for, offering a blank canvas to create your ideal living space. The property includes Full Gas Central Heating, Worcester Boiler with Full Service History, A Gas Fire & An Electric Garage Door.

Area Information:

Fearnleigh Drive is situated in a quiet, well-regarded residential pocket of NG6, offering easy access to a range of local amenities. The property is within close proximity to schools, shops, parks, and leisure facilities, making it an excellent choice for families.

Commuters will benefit from excellent transport links, with regular bus routes, easy access to Nottingham city centre, and connections to the M1 and A610 nearby. Phoenix Park tram stop and Bulwell train station are also easily accessible, providing fast links across the city and





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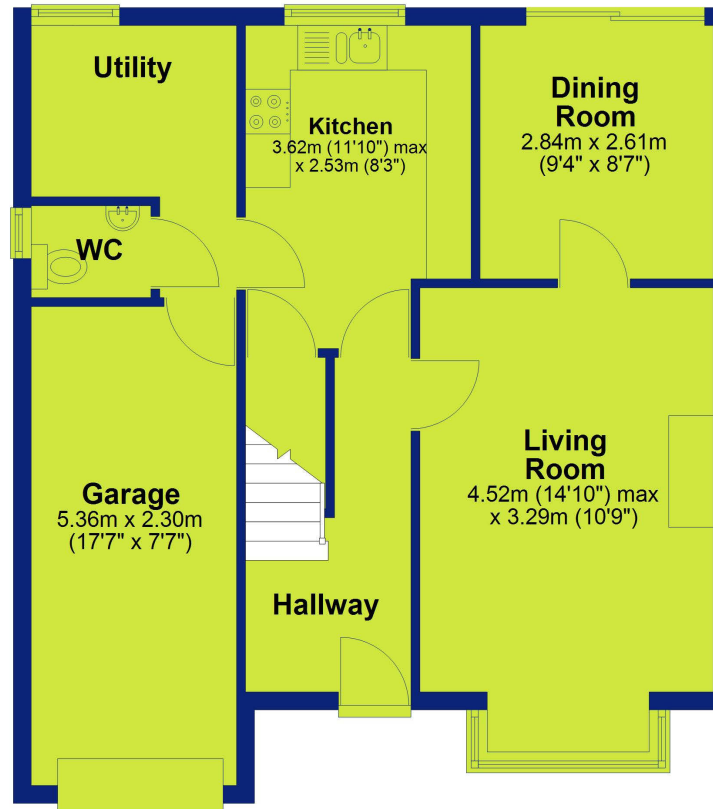
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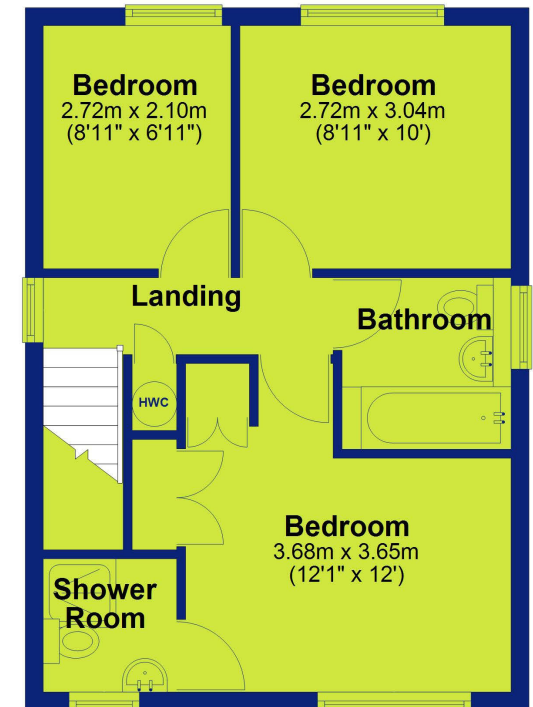
Ground Floor

Approx. 60.0 sq. metres (646.0 sq. feet)



First Floor

Approx. 39.1 sq. metres (420.8 sq. feet)



Total area: approx. 99.1 sq. metres (1066.7 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		82 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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