



## 31 Newfield Road, Nottingham - NG5 1HF

Guide Price £280,000 - £300,000



## 31 Newfield Road

Nottingham

GUIDE PRICE £280,000–£300,000 Link-detached 3 bed family home within easy reach of Sherwood's amenities, Nottingham City Hospital and the ring road! Lounge/diner, kitchen, bathroom and parking!

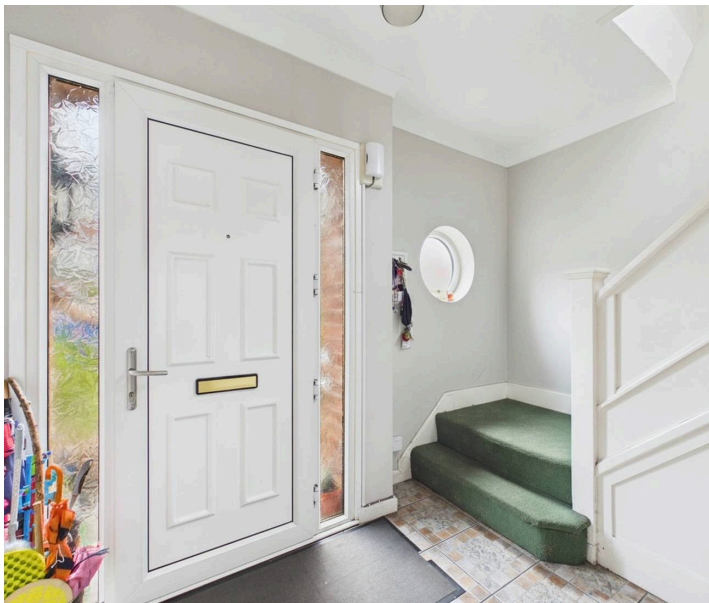
Council Tax band: C

Tenure: Freehold

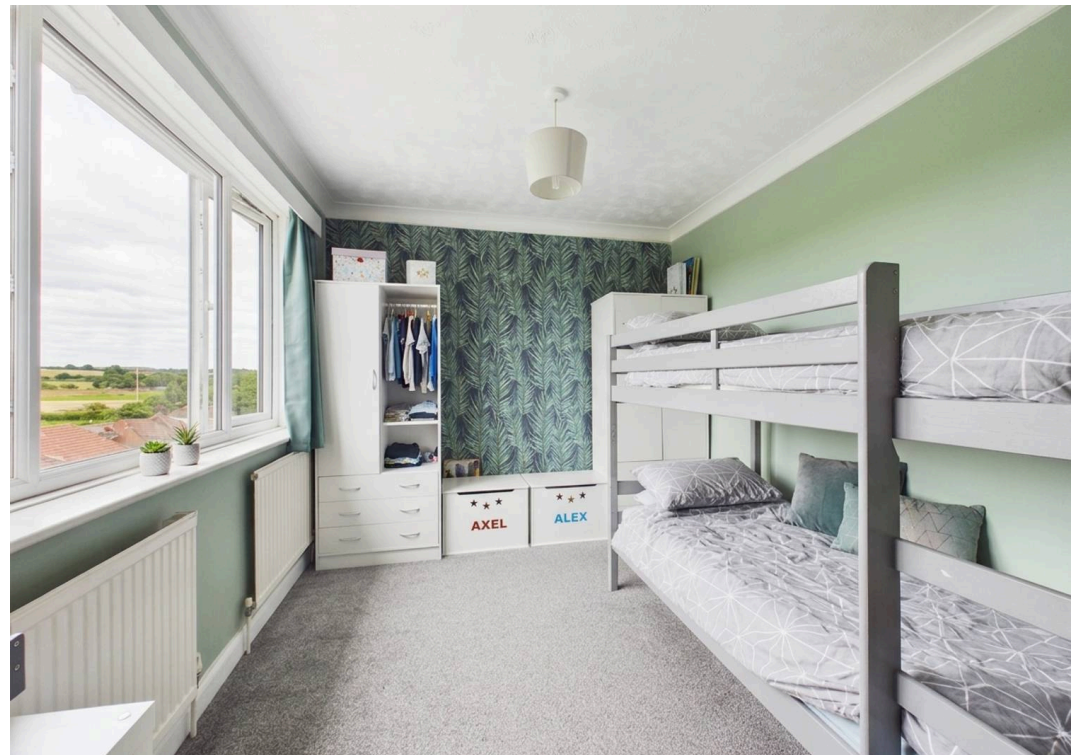
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Traditional style link-detached family home
- Convenient access to Nottingham City Hospital and the ring road for excellent connectivity
- Within easy reach of Sherwood's nearby amenities, schools and transport links
- Spacious lounge/dining room with a feature fireplace and bow window
- Fitted kitchen with a breakfast bar and integrated cooking appliances
- Three well-proportioned bedrooms (including two doubles)
- First floor family bathroom with a four-piece suite (including a bath and separate shower enclosure)
- Tiered rear garden with far-reaching views
- Lower ground level providing extensive storage and utility/workshop areas
- Garage and driveway parking to the front

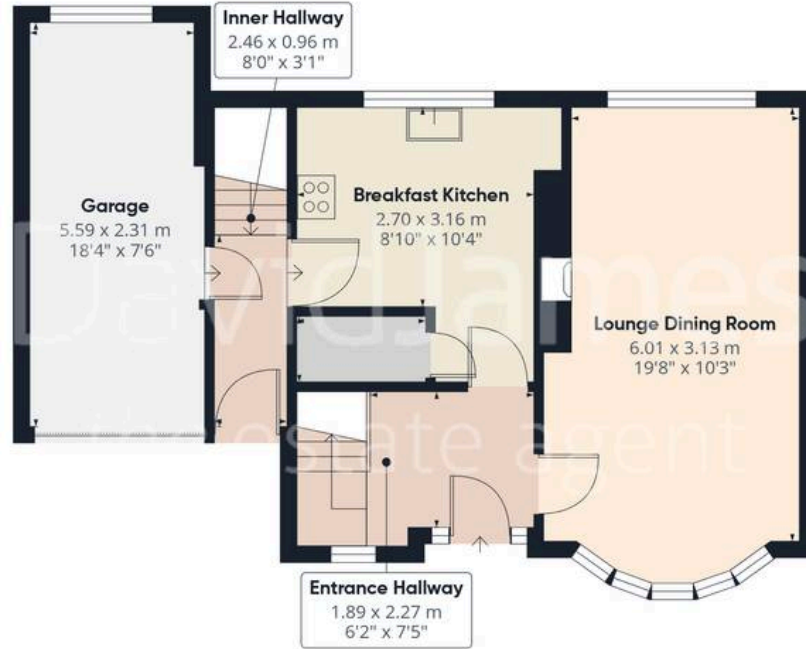








Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

113 m<sup>2</sup>

1216 ft<sup>2</sup>



Floor 2

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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