



Three-Bedroom Detached House located in Nottingham.

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£450,000

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98 Elmswood Gardens Nottingham NG5 4AZ



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1,244
sq ft

Situated in the popular Elmswood Gardens development, this spacious and well-maintained detached family home occupies an elevated position on a generous plot and enjoys an enviable location just a few minutes' walk from Sherwood's thriving shopping area and a short walk from Woodthorpe Park.

The property provides well-proportioned accommodation with excellent natural light throughout. A particularly appealing feature is that all three bedrooms and both reception rooms benefit from windows to two elevations, creating bright and airy living spaces.

The accommodation is approached via an entrance hallway and includes a generous dual-aspect lounge, separate dining room and fitted kitchen. To the first floor, there is a spacious landing providing access to three good-sized double bedrooms, with the principal bedroom benefiting from a walk-in wardrobe. The main bathroom features a freestanding bath and separate shower enclosure.

Occupying a generous plot, the property enjoys established gardens to three sides, providing excellent outside space and potential for further enhancement. A long, sweeping driveway provides extensive off-road parking and leads to a good-sized garage, complete with a remote-controlled electric up-and-over door.

Elmswood Gardens is a popular crescent comprising predominantly detached properties, conveniently positioned just off Mansfield Road (A60) and close to the beginning of Sherwood's busy and highly regarded shopping area. Woodthorpe Park is also within easy walking distance, providing attractive open green space and recreational facilities.

Sherwood offers an excellent range of amenities, including supermarkets, independent shops, cafés, bars, restaurants and local retailers. Regular bus services provide convenient access into Nottingham city centre, offering an even wider range of shopping, leisure and cultural facilities.

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FLOORPLAN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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