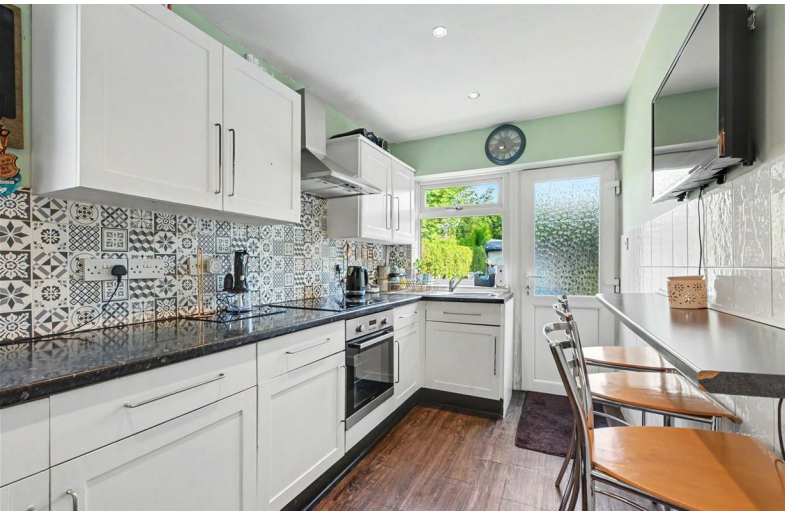
Robert Ellis

look no further. . .







FAMILY HOME FOR SALE IN SHERWOOD!

Flintham Drive
Sherwood, Nottingham NG5 3DS

Guide Price £235,000 Freehold

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** GUIDE PRICE £235,000 - £245000 **

A well-presented three-bedroom semi-detached home situated in the ever-popular area of Sherwood, offering spacious accommodation throughout and a generous rear garden, making it an ideal purchase for first-time buyers, young families and investors alike.

Upon entering the property, you are welcomed by an entrance hall providing access to the ground floor accommodation, including a convenient downstairs WC. The spacious open plan lounge diner enjoys a bay-fronted window, feature fireplace and ample space for both living and dining furniture, creating a comfortable and versatile living environment. The fitted kitchen is positioned to the rear of the property and benefits from a range of wall, base and drawer units, integrated appliances, breakfast bar seating and direct access to the rear garden.

To the first floor, the landing leads to three well-proportioned bedrooms and the family bathroom. The principal bedroom enjoys useful built-in storage, whilst the remaining bedrooms offer flexible accommodation to suit a variety of needs, whether as children's bedrooms, guest rooms or a home office. Completing the accommodation is a family bathroom fitted with a three-piece suite.

Outside, the property benefits from a driveway to the front together with permit parking. To the rear is a generous enclosed garden featuring a patio seating area, lawn, decked entertaining space with outbuilding and established flowerbeds, plants and shrubbery, providing an excellent outdoor space to enjoy throughout the year.

Flintham Drive is ideally positioned within easy reach of Sherwood's vibrant high street, renowned for its excellent selection of independent shops, cafés, bars, restaurants and everyday amenities. The property is also conveniently located for access to well-regarded schools, Nottingham City Hospital and excellent transport links, providing straightforward connections to Nottingham city centre and surrounding areas.

Combining spacious accommodation, a fantastic rear garden and a highly sought-after location, this wonderful home offers everything required for modern family living. An early viewing is highly recommended to fully appreciate all that this property has to offer.





Entrance Hall
UPVC double glazed entrance door, laminate flooring, wall-mounted radiator, and doors to the kitchen, open plan lounge diner and downstairs WC.

Downstairs WC
4'08 x 2'98 (1.42m x 0.61m)
With lino flooring, tiled splashbacks, double glazed window to the front, WC, wash-hand basin with separate hot and cold taps.

Kitchen
18'23 x 6'42 (5.49m x 1.83m)
With vinyl flooring, double glazed window and door to the rear garden, tiled splashbacks, two double glazed windows to the side, boiler, a range of wall, base and drawer units with work surfaces over incorporating a sink and drainer unit with mixer tap, a fan oven, four-ring induction hob with cooker hood above, built-in fridge and freezer, plumbing for a washing machine, space for tumble dryer, breakfast bar and spotlights to ceiling.

Open Living Diner:
Living Area 12'77 x 9'48
Dining Space 10'95 x 12'98
Double glazed bay fronted window to the front, laminate flooring, TV point, spotlights to ceiling, wall-mounted radiator, fire place with slate hearth and surround.

First Floor Landing
With stairs rising from the ground floor, carpet flooring, useful built-in storage, double glazed window to the front, loft access, and doors the bedrooms and bathroom.

Bedroom One
13'01 x 10'52 (3.99m x 3.05m)
Double glazed window to the rear, wall-mounted radiator, laminate flooring, and useful built-in storage.

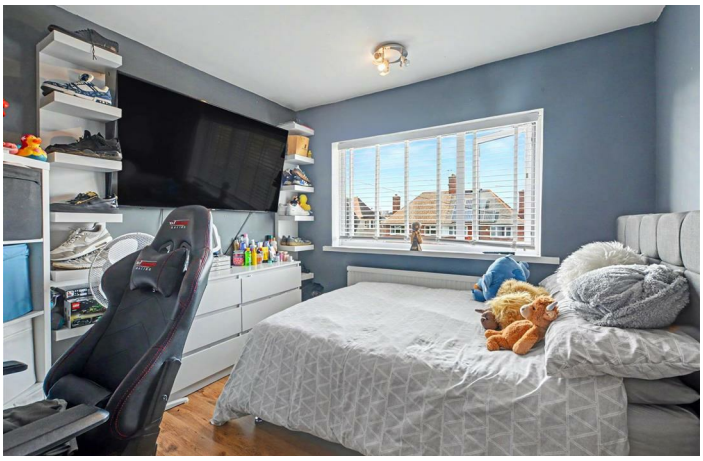
Bedroom Two
10'66 x 9'45 (3.05m x 2.74m)
Double glazed window to the front, wall-mounted radiator, and laminate flooring.

Bedroom Three
12'75 x 6'49 (3.66m x 1.83m)
Double glazed window to the rear, wall-mounted radiator, laminate flooring and double glazed window to the side.

Bathroom
8'32 x 4' (2.44m x 1.22m)
With tiled flooring, UPVC splashbacks, double glazed window to the front, double glazed window to the side, wall-mounted radiator, WC, bath with mixer tap and shower attachment, vanity wash-hand basin with mixer tap.

Outside
To the front of the property there is driveway and a elevated path leading to the property. The property comes with on-road permit parking.
To the rear of the property you will find an enclosed garden which includes a patio, lawn, decked area with an out house, further pebbled area with flowerbeds, plants and shrubbery and fence and wall boundaries.

Agents Notes: Additional Information
Council Tax Band: A
Local Authority: Nottingham
Electricity: Mains supply
Water: Mains supply
Heating: Mains gas
Septic Tank : No
Broadband: BT, Sky, Virgin
Broadband Speed: Standard 6mbps Ultrafast 1800mbps
Phone Signal: 02, Vodafone, EE, Three
Sewage: Mains supply
Flood Risk: No flooding in the past 5 years
Flood Defences: No
Non-Standard Construction: No
Any Legal Restrictions: No
Other Material Issues: No



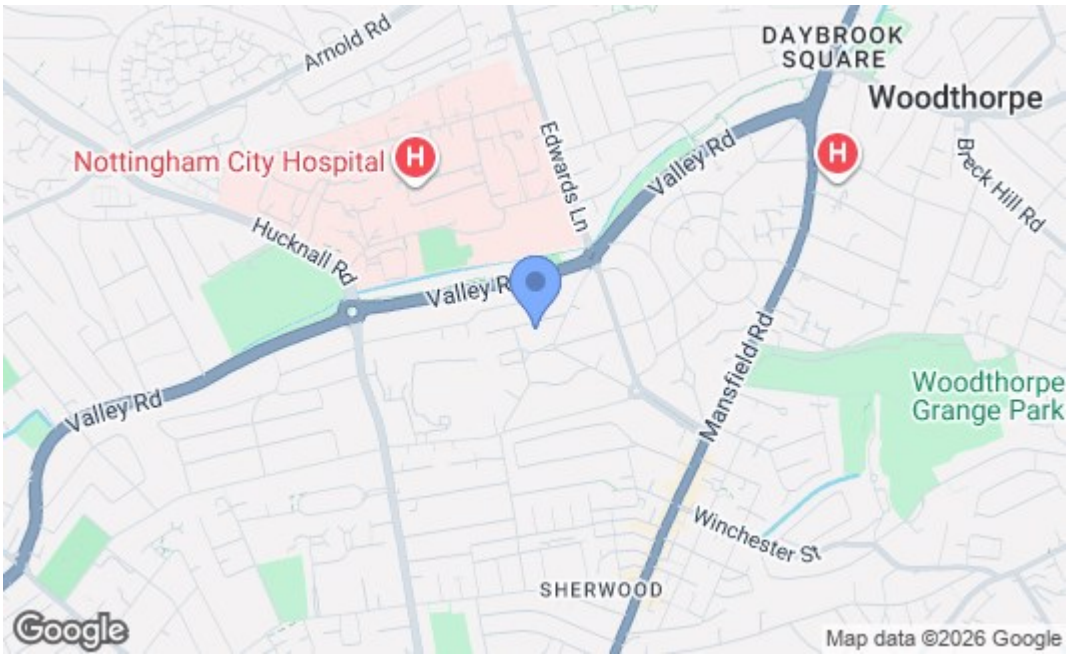


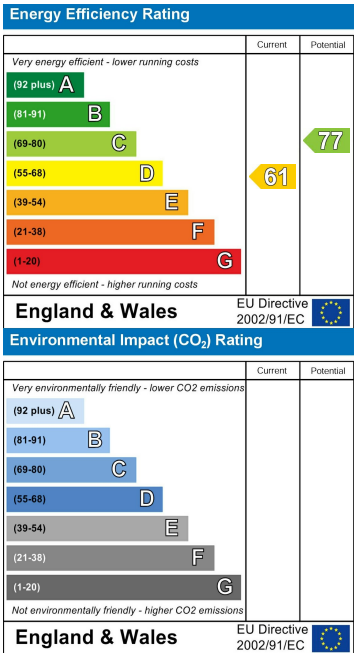












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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