



39 Sherbrook Road, Daybrook – NG5 6AL

Guide Price £210,000 – £220,000

DavidJames
the estate agent



39 Sherbrook Road

Daybrook, Nottingham

GUIDE PRICE £210,000-£220,000 Well-presented 2 bed semi-detached home close to Arnold/Daybrook's amenities and bus links!

Open-plan ground floor, southerly garden and a detached office outbuilding!

Council Tax band: A

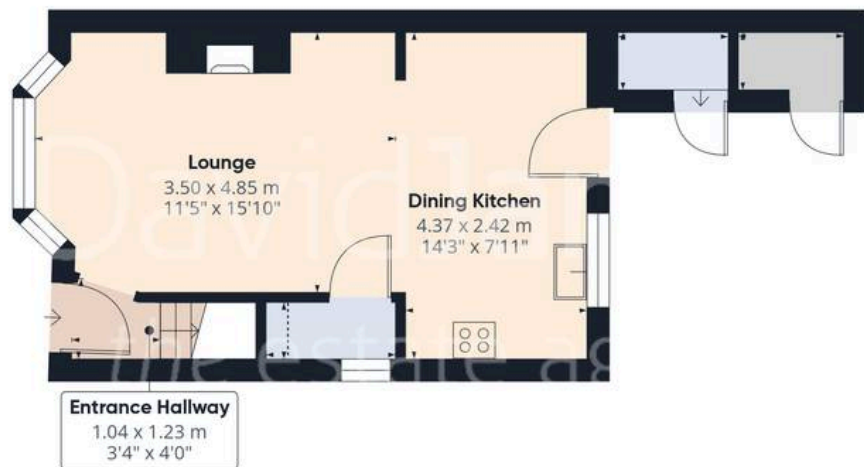
Tenure: Freehold

- Well-presented semi-detached home
- Conveniently positioned close to Arnold and Daybrook's amenities with excellent commuter bus routes nearby
- Ideal for first-time buyers looking to step on the property ladder
- Contemporary and spacious open-plan ground floor layout
- Bright lounge with a large feature bay window
- Dining kitchen with a range of modern fitted units and integrated cooking appliances
- Two well-proportioned double bedrooms (main bedroom with walk-in open wardrobe)
- First floor modern bathroom with a three-piece suite
- South-facing lawned rear garden with a feature patio seating area
- Detached garden outbuilding (ideal as a home office or hobby space)









Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾

66.4 m²
716 ft²

Reduced headroom

0.2 m²
2 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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

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