



2 Sherbrook Avenue, Daybrook – NG5 6AN

Guide Price **£275,000**

DavidJames
the estate agent



2 Sherbrook Avenue

Daybrook, Nottingham

Extended semi-detached 2 bed home in a desirable cul-de-sac boasting a stylish open-plan kitchen/living with bi-folds, utility, four-piece bathroom, west-facing garden, studio outbuilding & driveway.

Council Tax band: B

Tenure: Freehold

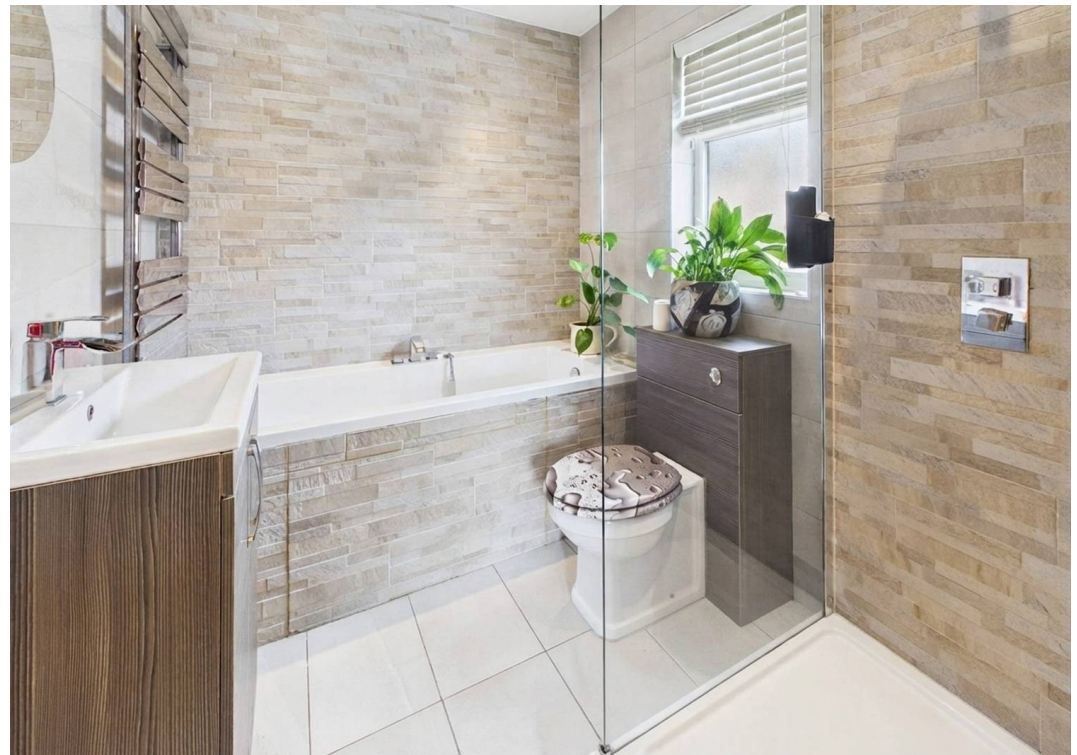
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Extended semi-detached home in a desirable cul-de-sac
- Within walking distance of Daybrook and Arnold's shops, supermarkets and Arnot Hill Park
- Close to frequent transport links to Nottingham city centre and the surrounding areas
- Contemporary open-plan kitchen/living with a feature log burner and bi-fold doors
- Modern fitted kitchen with central island and a range of integrated appliances
- Separate utility and a convenient ground floor WC
- Two spacious double bedrooms (main bedroom with dressing area)
- Stylish and fully-tiled four-piece bathroom with a separate rainfall shower
- West-facing rear garden with pergola, decking, lawn and studio outbuilding
- Front driveway providing valuable off-street parking

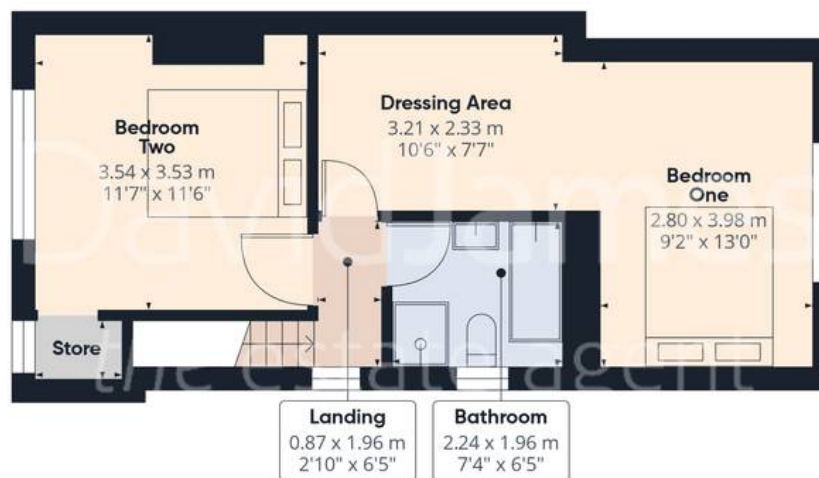








Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾

80.3 m²

864 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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David James Estate Agents

98-100 Front Street, Arnold - NG5 7EJ

0115 955 5550 • arnold@david-james.com • www.david-james.com

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