104 Sherwood Vale, Nottingham - NG5 4EH

Guide Price **£350,000**

DavidJames
the estate agent

104 Sherwood Vale

Nottingham

Superb 3 bed split-level detached home conveniently positioned for both Mapperley and Sherwood's amenities! Generous reception space, beautiful south-facing gardens and multi-car parking. A must-view!
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Detached split-level home
- Attractive bungalow-style frontage with a two-storey internal design offering spacious, flexible and well-presented accommodation
- Convenient location offers nearby transport, local amenities and easy access to Woodthorpe Park
- Bright dual-aspect lounge/dining room with a feature fire and bacony with garden views
- Versatile second reception room (currently arranged as a comfortable sitting room)
- Modern breakfast kitchen including quartz worktops, integrated appliances and impressive garden views
- Three well-proportioned bedrooms provide flexibility for family, guests, home working or hobbies
- Three-piece bathroom and a further separate three-piece shower room
- Impressive south-facing rear garden offers privacy, multiple terraces, outbuildings and established colourful planting
- Driveway provides ample off-road parking for multiple vehicles

Floor 0

Floor 1

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Approximate total area(1)

125.9 m²

1353 ft²

Reduced headroom

0.3 m²

3 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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