



**158 Ribblesdale Road, Nottingham - NG5 3HW**

Guide Price **£475,000**



## 158 Ribblesdale Road

Nottingham, Nottingham

GUIDE PRICE £475,000–£500,000 Superb, extended and versatile 4/5 bed detached family home available with no chain and ideally positioned for excellent local amenities, schools and City Hospital!

Council Tax band: D

Tenure: Freehold

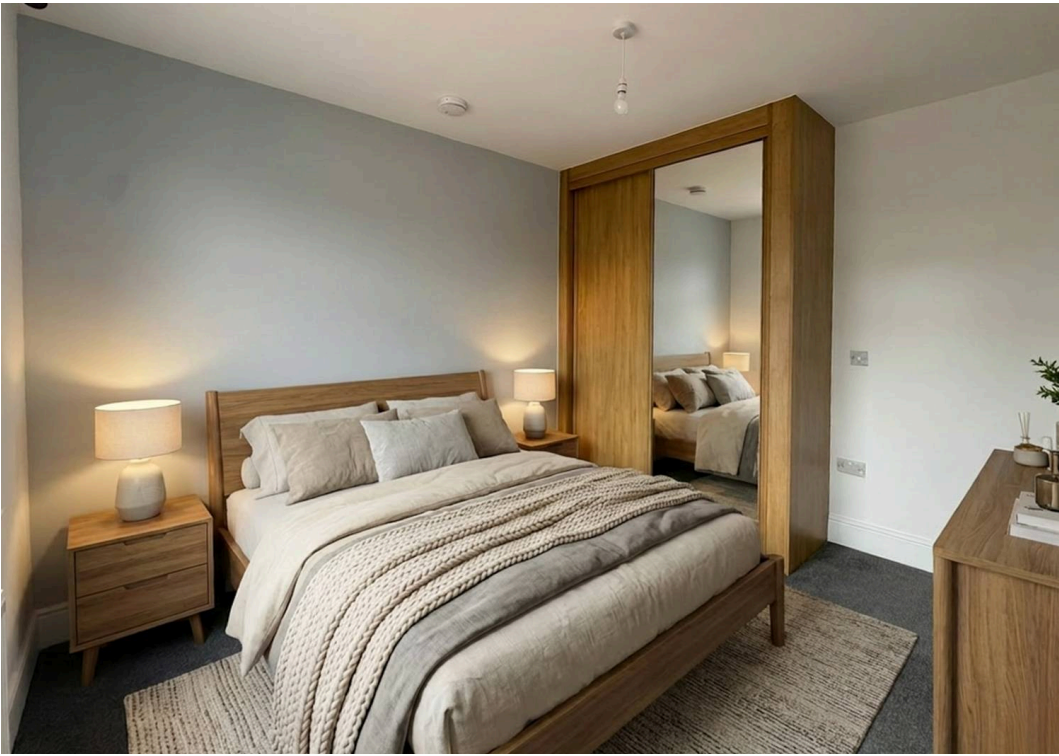
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Renovated and extended detached family home
- Offered to the market with no upward chain
- Within easy reach of excellent local amenities, popular schools, transport links and Nottingham City Hospital
- Dual aspect lounge with a feature box window and focal-point fireplace
- Stunning open plan dining kitchen with a skylight window and French doors to the garden
- Contemporary high-gloss fitted kitchen featuring a Rangemaster cooker
- 4/5 flexible bedrooms (ideal for families, home working or multi-generational living)
- Convenient modern ground floor shower room and a stylish refitted first floor family bathroom
- Private, enclosed rear garden with patio, lawn and modern fencing
- Large multi-vehicle block-paved driveway and an electric car charger.









Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**

122 m<sup>2</sup>

1312 ft<sup>2</sup>

**Reduced headroom**

0.7 m<sup>2</sup>

8 ft<sup>2</sup>

(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.

GIRAFFE360



## David James Estate Agents

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