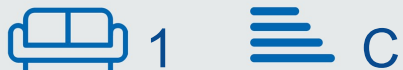


# Ferryman Road

Nottingham  
NG11 7GY

Offers Over £350,000



- Three-bedroom mid terraced home
- Family bathroom, two en-suites and downstairs WC
- Off road parking and EV charger point
- Highly regarded school catchment area
- Council Tax Band - C
- Accommodation across three floors
- Garden and balcony
- Sought-after Wilford location
- Viewing essential!
- Tenure - Freehold

 0115 841 1155

## Ferryman Road, Nottingham, NG11 7GY

### Key Features

A modern three-bedroom townhouse situated on the sought-after Wilford Place development, offering an excellent opportunity for buyers looking for a home ready to move straight into. Arranged over three floors and well-proportioned throughout, an early viewing is strongly recommended as properties of this type and location tend to attract a high level of interest.

The property is entered via a spacious reception hallway with wood-effect flooring, a staircase rising to the first floor, and doors leading to the principal reception spaces. To the rear, the lounge extends the full width of the property, with French doors and sidelights opening directly onto the garden and providing panoramic views. This versatile room offers ample space for both living and dining, further enhanced by rear Velux windows which flood the space with natural light.

To the front elevation, the breakfast kitchen is fitted with a modern range of shaker-style wall and base units with integrated appliances, ceramic tiled flooring, and a double-glazed window overlooking the front aspect. There is also space for a small breakfast table.

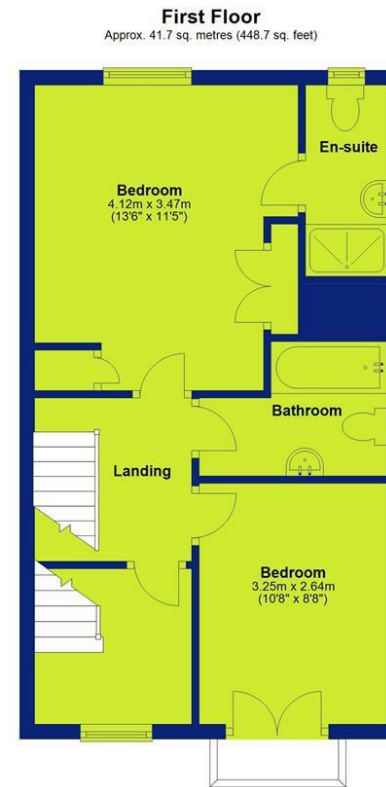
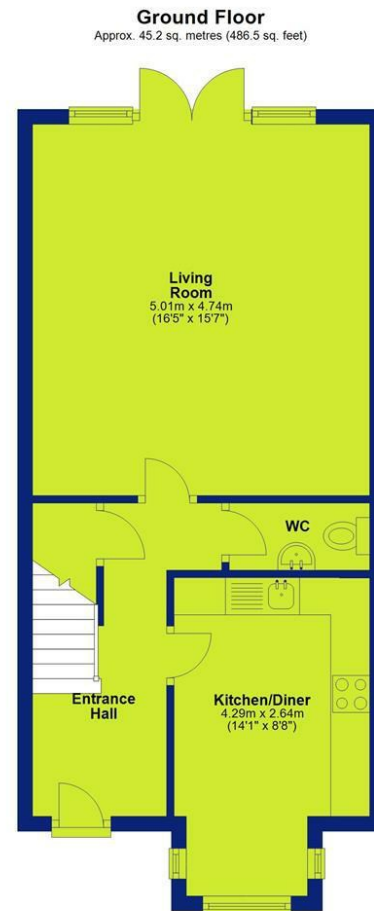
Ascending to the first floor, the landing provides access to two well-proportioned bedrooms. The larger bedroom benefits from a contemporary en-suite shower room with a two-piece suite and built-in wardrobe. The second bedroom enjoys a Juliet balcony with French doors opening to the rear. A stylish three-piece family bathroom with a white suite is also located on this level, along with an additional hallway window and staircase rising to the second floor.

The second floor hosts a generous double bedroom complete with built-in furniture, French doors opening onto a private balcony, and access to a further contemporary three-piece en-suite shower room.

Externally, the property benefits from a driveway providing off-street parking for two vehicles, along with a low-maintenance front garden with wood-chipped beds. To the rear is an enclosed garden which spans the width of the property, with a large decking area as you step out to the garden and the rest laid mainly to lawn with planted borders containing a variety of shrubs.



## Ferryman Road, Nottingham, NG11 7GY



Total area: approx. 110.3 sq. metres (1187.6 sq. feet)



0115 841 1155

Ferryman Road, Nottingham, NG11 7GY




### Interested in this home?

Contact the FHP Living Team on 0115 841 1155

23 Bridgford Road  
West Bridgford  
Nottingham  
NG2 6AU

1 Weekday Cross  
The Lace Market  
Nottingham  
NG1 2GB

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		79	83
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

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Purchaser information - Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, FHP Living require any successful purchasers proceeding with a purchase to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill. This evidence will be required prior to FHP Living instructing solicitors in the purchase or the sale of a property.