



54 Sunnydale Road, Nottingham – NG3 7GG

Guide Price **£315,000**





54 Sunnydale Road

Nottingham, Nottingham

GENEROUS PLOT AND STUNNING VIEWS! Charming detached family home with delightful lounge/dining room, three bedrooms and modern shower room with standout west facing garden, driveway and tandem garage.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating:

- Traditional detached family home on a generous plot with character and charm
- Elevated position offering far-reaching views across Nottingham skyline
- Easy reach of local amenities, shops and convenient bus links
- Bright dual aspect lounge/dining room with bay window and rear views
- Well-equipped fitted kitchen leading into a versatile side conservatory/lean-to
- Three bedrooms (including main double bedroom with bay window)
- Modern shower room with mains shower and separate WC
- Useful basement with storage room and dedicated utility area
- Expansive west-facing rear garden with patio, lawn and mature trees
- Gated driveway and tandem garage with ample off-street parking

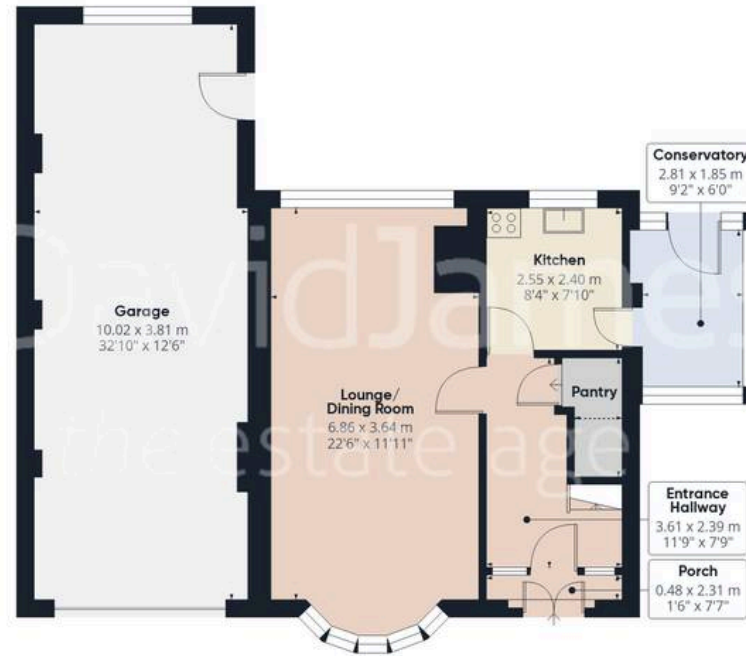








Floor 0



Floor 1

Approximate total area⁽¹⁾

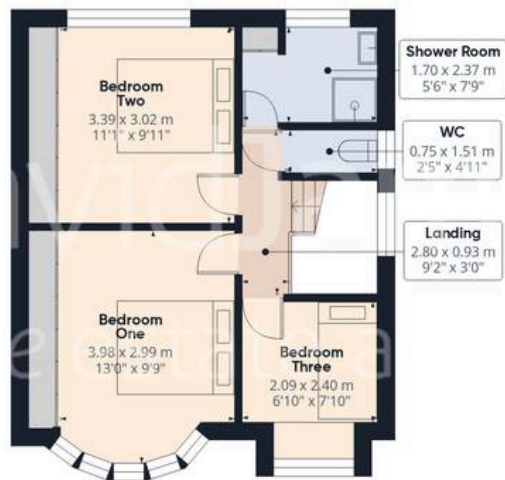
136.4 m²

1470 ft²

Reduced headroom

0.8 m²

9 ft²



Floor 2



(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



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