



LESLIE
GREAVES
estate & letting agents

£325,000

OFFERS OVER

SHENFIELD GARDENS
NOTTINGHAM

- OPEN PLAN LOUNGE/DINER
- GROUND FLOOR SHOWER ROOM
- SPACIOUS KITCHEN
- CONSERVATORY
- POPULAR LOCATION
- EPC C



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Spacious Three-Bedroom Detached Family Home with Conservatory

THIS THREE-BEDROOM DETACHED HOME OFFERS SPACIOUS AND VERSATILE ACCOMMODATION, IDEAL FOR FAMILIES SEEKING COMFORTABLE LIVING IN A POPULAR RESIDENTIAL LOCATION. CONVENIENTLY POSITIONED CLOSE TO LOCAL SHOPS, SCHOOLS AND EXCELLENT TRANSPORT LINKS INTO NOTTINGHAM CITY CENTRE.

UPON ENTERING, A WELCOMING HALLWAY WITH UNDERFLOOR HEATING PROVIDES ACCESS TO A CONVENIENT GROUND-FLOOR SHOWER ROOM, ALSO BENEFITING FROM UNDERFLOOR HEATING AND STAIRS LEADING TO THE FIRST FLOOR.

THE SPACIOUS OPEN-PLAN LIVING AND DINING ROOM OFFERS AN INVITING SPACE FOR RELAXING AND ENTERTAINING, FEATURING UNDERFLOOR HEATING AND SLIDING PATIO DOORS OPENING DIRECTLY INTO THE SUNROOM.

THE FITTED KITCHEN OFFERS A RANGE OF WALL AND BASE UNITS, CONTRASTING WORKTOPS AND TILED SPLASHBACKS. INTEGRATED APPLIANCES INCLUDE AN OVEN, HOB AND EXTRACTOR HOOD, WITH ADDITIONAL SPACE FOR FREESTANDING APPLIANCES AND A DEDICATED DINING AREA.

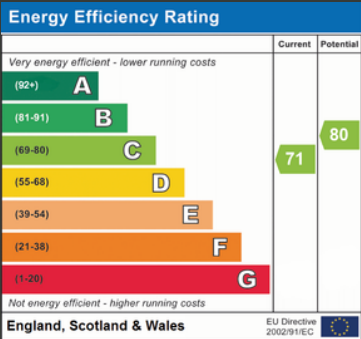
THE SUNROOM PROVIDES A VERSATILE ADDITIONAL RECEPTION SPACE, ENJOYING VIEWS OVER THE REAR GARDEN WITH DIRECT ACCESS OUTSIDE.

TO THE FIRST FLOOR ARE THREE WELL-PROPORTIONED BEDROOMS, COMPRISING TWO GENEROUS DOUBLES, WITH THE MAIN BEDROOM BENEFITING FROM FITTED WARDROBES AND A SINGLE BEDROOM. A MODERN FAMILY BATHROOM COMPLETES THE ACCOMMODATION, FEATURING A BATH WITH SHOWER OVER, WASH BASIN AND WC.

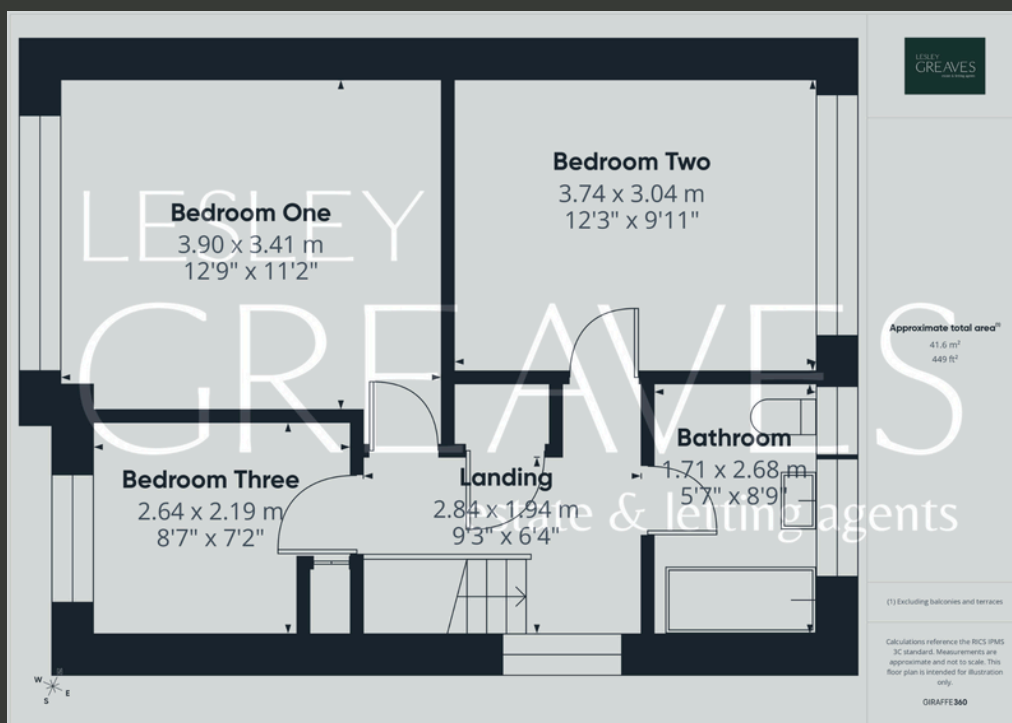
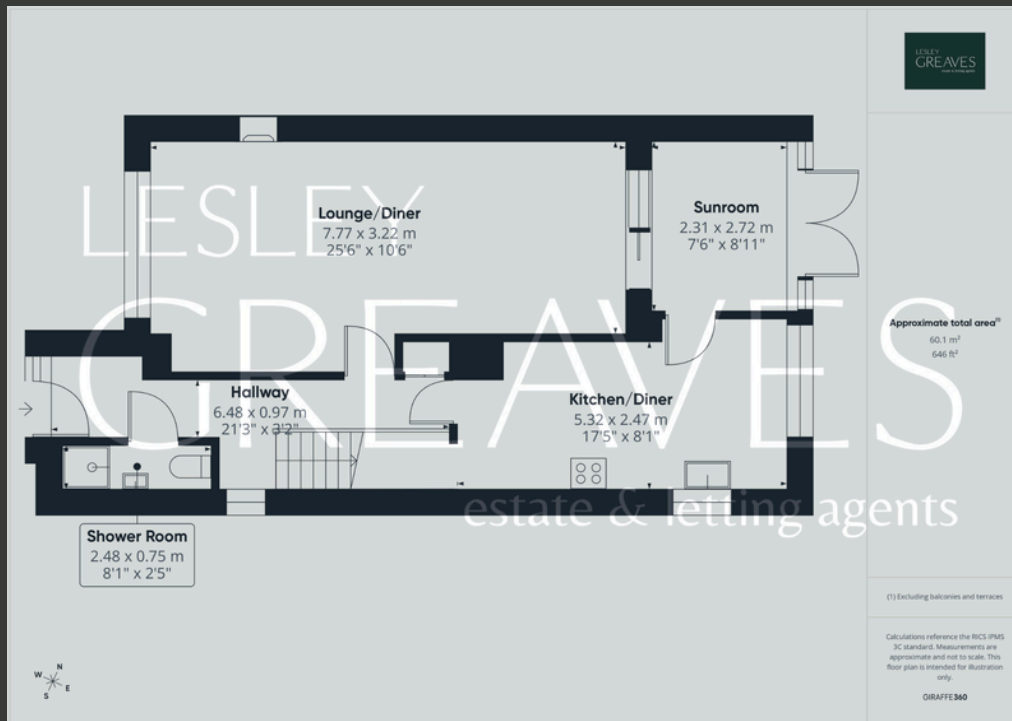
EXTERNALLY, THE PROPERTY BENEFITS FROM A DRIVEWAY PROVIDING AMPLE OFF-ROAD PARKING, A CARPORT AND GARAGE. THE PROPERTY ALSO FEATURES SOLAR PANELS, OFFERING THE POTENTIAL FOR IMPROVED ENERGY EFFICIENCY.

THE ENCLOSED REAR GARDEN FEATURES A LAWN AND PAVED PATIO AREAS, OFFERING AN IDEAL SPACE FOR OUTDOOR SEATING AND ENTERTAINING, WITH ACCESS TO THE GARAGE, WHICH BENEFITS FROM POWER.

- FREEHOLD
- COUNCIL TAX; BAND C
- LOCAL AUTHORITY; NOTTINGHAM CITY COUNCIL
- MEASUREMENTS; 97 SQ METERS







Agent's Note: These particulars have been prepared in good faith and are provided for guidance purposes only. While every effort has been made to ensure their accuracy, they should not be relied upon as exact. All measurements are approximate, and floor plans are for illustrative purposes only. Prospective buyers or tenants are advised to verify all details independently, conduct their own due diligence, and note that services, systems, and appliances have not been tested.

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