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DavidJames
the estate agent

Percival Road, Sherwood, Nottingham, NG5 2EZ

Guide Price £375,000

About This Property

This charming Edwardian detached house in Sherwood offers timeless elegance and modern comfort. Boasting three generous double bedrooms, this home exudes character and warmth throughout. The living room has a box bay window and a striking gas fire, set within a period-style fireplace. The separate sitting room features another fireplace and provides versatility to the ground floor accommodation. The heart of the home is the dining kitchen, with cream panelled finish units and an adjoining sitting area that opens up to the rear garden through French doors. There is also a utility room and ground floor WC. Upstairs, the first-floor bathroom/WC features a white suite and mains shower and the property is equipped with combination gas central heating and majority UPVC double glazing. There is the recent addition of a converted outbuilding, currently serving as a home office/guest bedroom, complete with an ensuite shower room/WC and electric shower. Outside, a tandem block-paved driveway provides off-road parking, while the low-maintenance rear garden has a patio and artificial lawned areas, perfect for outdoor enjoyment.

- Edwardian detached house
- Three double bedrooms
- Living room with box bay window and feature gas fire set to a period style fireplace
- Separate sitting room with fireplace
- Dining kitchen with a range of cream panelled finish unit, adjoining sitting area with French doors to the rear garden
- Utility room, ground floor Wc
- First floor bathroom/Wc with white suite and mains shower
- Combination gas central heating, majority UPVC double glazing
- Recently converted and insulated outbuilding currently used as a home office/guest bedroom with ensuite shower room/Wc and electric shower
- Tandem block paved driveway provides off road parking, enclosed low maintenance rear garden with patio and artificial lawned areas







Approximate total area*
134.48 m²
1447.53 ft²

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Council Tax Band: C
Nottingham City Council
Freehold

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