

63 Sherwood Rise

| NG7 6JE | Offers In Excess Of £220,000

ROYSTON & LUND

- Three Bedroom Semi-Detached
- in Bay Windows
- South-West Facing Garden with Detached Garage
- Freehold

- Short Drive To Nottingham City Centre
- Mulitple Reception Rooms
 Kitchen with Ample Space
- Fitted Wardrobes / Walk- Bathroom with Separate Shower
 - Porch and Entrance Hall with Original Period Glass
 - EPC Rating D / Council Tax Band - B

















This three-bedroom semi-detached home offers well-balanced accommodation throughout. The ground floor features two generously sized reception rooms, with the front reception enjoying a character fireplace and walk-in bay window, while the rear of the property leads through to the kitchen. Well appointed with an array of cabinetry and ample worktop space, the kitchen provides access to the south-west facing garden. Original character features, including period stained glass, add charm to the internal spaces by the porch and on the landing.

To the first floor are two well-proportioned double bedrooms, both benefiting from fitted wardrobes, along with a further single bedroom. A family bathroom, complete with a separate shower, serves this level.

Outside, the rear garden is predominantly paved with a central planted bed and includes a detached garage. Double gates at the side boundary allow for additional access. To the front, the property is set behind low walls with a gated entrance and also benefits from side access leading to the rear garden.

This property is well located for a range of local amenities. Everyday shops, supermarkets, and cafés are close by along Sherwood Rise and Mansfield Road. The area is served by several well-regarded primary and secondary schools, wtih Djanogly Sherwood Academy just around the corner, making it suitable for families, and also benefits from nearby green spaces including Forest Recreation Ground.

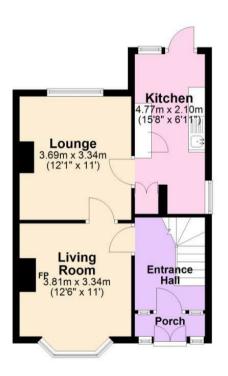
Excellent transport links include regular bus services and nearby tram stops, offering easy access to Nottingham city centre, universities and the wider city.



Approx. 54.6 sq. metres (588.1 sq. feet)



Garage 2.47m x 4.88m (8'1" x 16')



First Floor

Approx. 40.0 sq. metres (430.2 sq. feet)



Total area: approx. 94.6 sq. metres (1018.3 sq. feet)

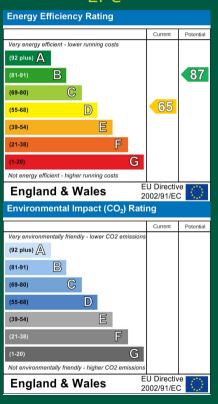
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The Property Ombudsman

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EPC



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