



**Kneeton Close  
Sherwood, Nottingham NG5 3DQ**

**Guide Price £210,000 Freehold**

THREE BEDROOM SEMI-DETACHED HOME  
IN A QUIET CUL-DE-SAC WITH NO  
UPWARD CHAIN!



\*\*\*GUIDE PRICE £210,000 - £220,000\*\*\*

Situated on the ever-popular Kneeton Close, this beautifully maintained three-bedroom semi-detached home occupies a peaceful cul-de-sac location while offering near-immediate access to the Ring Road, City Hospital, and excellent transport links.

The property benefits from permit parking, well-kept front and rear gardens, and a mature hedgerow frontage, giving a sense of privacy from the moment you arrive. Externally, the property has been freshly rendered in a neutral colour creating a clean, contemporary finish.

Upon entering, you are welcomed by a spacious entrance hall. To the left is a smart, well-kept three-piece bathroom, part-tiled and fitted with an extractor fan. To the right, the property opens into a bright twin-aspect lounge, featuring a gas fire with marble surround and attractive wood-effect flooring, creating a warm and inviting living space.

To the rear of the property is a useful under-stairs storage/pantry area, leading through to the kitchen diner. The kitchen is complete with integrated appliances including oven, gas hob, extractor fan and space for a washing machine. The kitchen enjoys pleasant views over the rear garden, with a glazed rear door providing direct access outside.

The rear garden is ideal for both relaxation and entertaining, offering a concrete seating area and a raised lawn, perfect for gardening enthusiasts, children's play, or summer barbecues.

Upstairs, the property boasts three well-proportioned bedrooms, comprising two generous doubles and a good-sized single bedroom, offering flexible living space and fitted storage in the second bedroom.

Further benefits include UPVC double-glazed windows and doors throughout, all in good condition, and a gas combi boiler.

The location is a real highlight, with City Hospital, Ring Road, and M1 access close by. A range of local amenities, parks, well-regarded schools, and frequent bus routes provide easy access to the city centre, making this an excellent choice for families, professionals, or investors alike.

An excellent opportunity in a highly sought-after location - early viewing is strongly recommended.



### Entrance Hallway

6'10" x 8'2" approx (2.1 x 2.5 approx)

UPVC entrance door to the front elevation leading into the entrance hallway comprising laminate flooring, carpeted staircase leading to the first floor landing, wall mounted radiator, doors leading off to:

### Downstairs Bathroom

8'2" x 7'2" approx (2.5 x 2.2 approx)

UPVC double glazed window to the side elevation, tiled flooring, wall mounted radiator, tiling to the walls, WC, handwash basin with separate hot and cold taps over, panelled bath with electric shower over, extractor fan.

### Living Room

11'5" x 17'0" approx (3.5 x 5.2 approx)

UPVC double glazed windows to the front and rear elevations, laminate flooring, feature fireplace with inset living flame gas fire, wall mounted radiators, door leading through to the rear lobby.

### Rear Lobby/Pantry

8'2" x 2'11" approx (2.5 x 0.9 approx)

Useful for pantry space subject to the buyers needs and requirements, door leading through to the kitchen.

### Kitchen

10'9" x 8'2" approx (3.3 x 2.5 approx)

A range of wall and base units with worksurfaces over incorporating a 1.5 bowl sink and drainer unit with swan neck mixer tap over, integrated oven with gas hob over and extractor hood above, space and plumbing for an automatic washing machine, wall mounted radiator, wall mounted boiler, tiled splashbacks, UPVC double glazed window to the rear elevation with UPVC double glazed door leading out to the rear garden.

### First Floor Landing

UPVC double glazed window to the rear elevation, carpeted flooring, access to the loft, doors leading off to:

### Bedroom One

10'5" x 17'0" approx (3.2 x 5.2 approx)

UPVC double glazed windows to the front and rear elevations, wall mounted radiator, carpeted flooring.

### Bedroom Two

8'2" x 15'1" approx (2.5 x 4.6 approx)

UPVC double glazed window to the front elevation, wall mounted radiator, carpeted flooring, built in storage cupboard.

### Bedroom Three

8'2" x 8'2" approx (2.5 x 2.5 approx)

UPVC double glazed window to the rear elevation, carpeted flooring, wall mounted radiator.

### Outside

#### Front of Property

To the front of the property there is a front garden being laid mainly to lawn with hedging and fencing to the boundaries, pathway leading to the front entrance door.

#### Rear of Property

To the rear of the property there is an enclosed rear garden with paved patio area, lawned area, outdoor water tap, side access to the front of the property, hedging to the boundaries.

#### Agents Notes: Additional Information

Council Tax Band: A

Local Authority: Nottingham

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 7mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

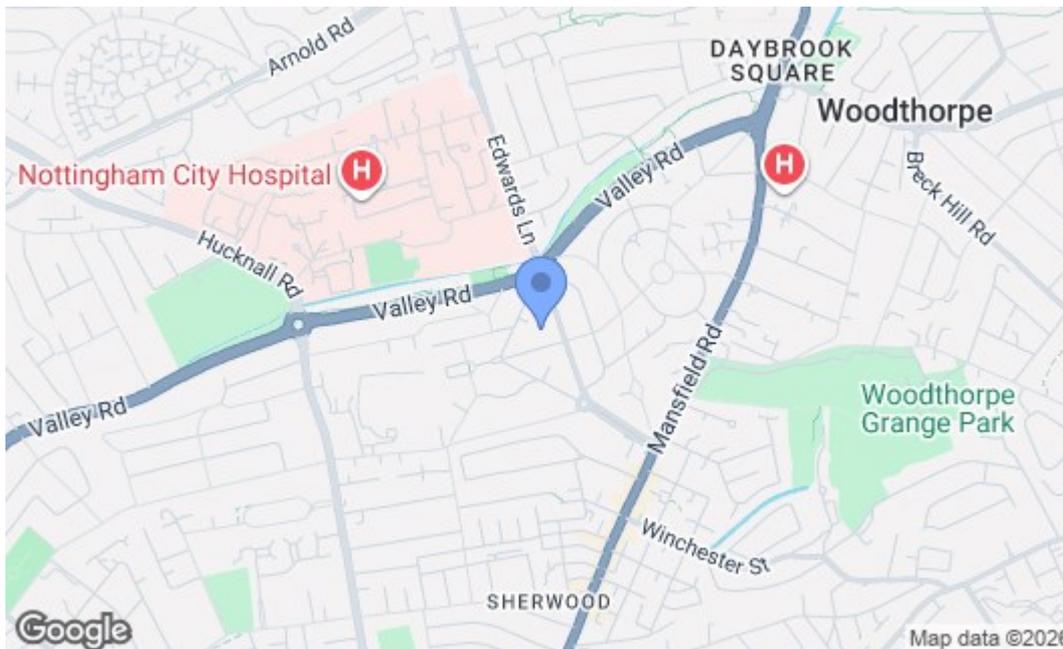
Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	79
(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	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>			
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.