



**28 Exton Road, Nottingham – NG5 1HB**

Guide Price **£270,000**

**DavidJames**  
the estate agent



## 28 Exton Road

Nottingham, Nottingham

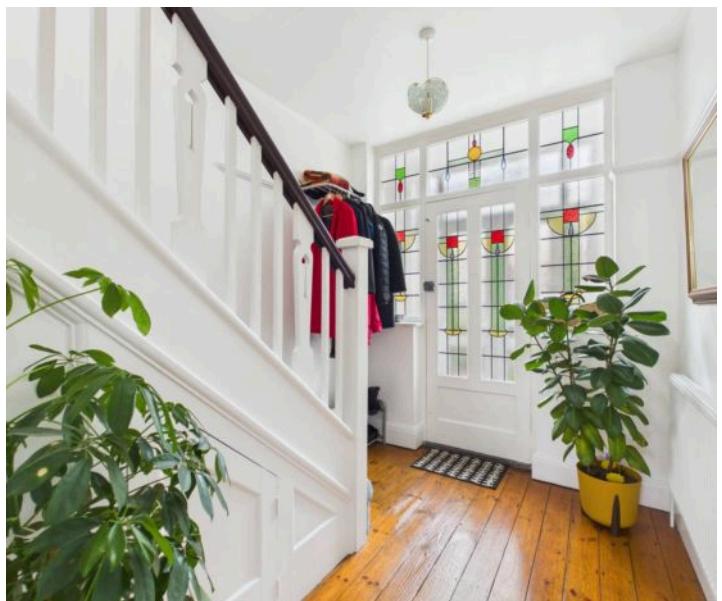
Extended 3-bed semi-detached home boasting original features and a convenient location with easy access to Sherwood's amenities, transport links, schools and Nottingham City Hospital!

Viewing advised!

Council Tax band: B

Tenure: Freehold

- Extended traditional semi-detached family home
- Ideally positioned for access to the Ring Road plus Sherwood's vibrant nearby amenities, popular schools, bus services and Nottingham City Hospital
- Stunning rear views and character features including stained glass windows and original flooring
- Welcoming entrance hall with an initial porch
- Two versatile reception rooms (lounge and separate dining room)
- Fitted kitchen with integrated cooking appliances and a pantry/store
- Three well-proportioned first floor bedrooms
- Family bathroom with a white suite and separate WC
- Generous, tiered and lawned rear garden with patio seating space
- Driveway and car-port providing convenient off-street parking









Approximate total area<sup>(1)</sup>

82.2 m<sup>2</sup>

887 ft<sup>2</sup>



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.





## David James Estate Agents

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