



Fairbank Crescent  
Nottingham NG5 4DF

THREE BEDROOM SEMI DETACHED FAMILY HOME.

**£240,000 Freehold**



Situated on the ever-popular Fairbank Crescent in Sherwood, NG5, this beautifully presented three-bedroom semi-detached home offers stylish, open-plan living in a peaceful, family-friendly setting. Positioned on a quiet residential street, the property enjoys stunning elevated views across Sherwood and beyond, making it a truly special place to call home.

Set behind a gated front garden, the property has attractive kerb appeal with its charming bay-fronted façade. Upon entering, you are welcomed into a bright entrance hall, complete with useful storage and access to the staircase.

The heart of the home is the impressive open-plan kitchen, lounge, and dining area—perfectly designed for modern living and entertaining. Finished to a high standard throughout, this expansive space features a beautiful bay window, a feature fireplace, and elegant solid wood flooring. The kitchen is both stylish and practical, boasting a central island prep station, Belfast sink, and integrated white goods. French doors open directly onto the rear garden, allowing natural light to flood the space and creating a seamless indoor-outdoor flow.

Upstairs, the property offers two generously sized double bedrooms, both benefiting from ample storage, alongside a third smaller bedroom ideal as a nursery, home office, or guest room. The contemporary three-piece family bathroom is finished to an excellent standard, completing the accommodation.

The property is ideally located to take full advantage of Sherwood's excellent range of local amenities, including independent shops, cafés, restaurants, and supermarkets, all within easy reach. There are also superb transport links into Nottingham city centre and surrounding areas, making it a convenient choice for commuters.

Families will particularly appreciate the selection of well-regarded schools nearby, along with green spaces and parks, further enhancing the appeal of this sought-after residential area.

This superb home combines character, quality, and location, making it an ideal choice for families or professionals seeking a move-in-ready property in one of Sherwood's most desirable areas.



### Entrance Hallway

UPVC double glazed entrance door to the front elevation leading into the entrance hallway comprising wooden flooring, carpeted staircase leading to the first floor landing, under stairs storage cupboard, wall mounted radiator, doors leading off to:

### Lounge

15'5" x 16'4" approx (4.7 x 5.0 approx)

UPVC double glazed bay window to the front elevation, wooden flooring, recessed spotlights to the ceiling, fireplace, wall mounted radiator, opening through to the dining area.

### Dining Area

12'1" x 10'2" approx (3.7 x 3.1 approx)

UPVC double glazed French doors to the rear elevation, wall mounted radiator, wooden flooring, opening to the kitchen.

### Kitchen

10'2" x 5'10" approx (3.1 x 1.8 approx)

A range of wall and base units with worksurfaces over incorporating a sink and drainer unit with swan neck mixer tap over, integrated dishwasher, integrated oven with five ring gas hob over, integrated fridge freezer, tiled splashbacks, tiled flooring, recessed spotlights to the ceiling, UPVC double glazed window to the rear elevation, breakfast bar providing additional seating space, folding wooden door leading to the entrance hallway.

### First Floor Landing

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

### Bedroom One

12'1" x 12'1" approx (3.7 x 3.7 approx)

Carpeted flooring, wall mounted radiator, UPVC double glazed window to the front elevation.

### Bedroom Two

12'1" x 10'2" approx (3.7 x 3.1 approx)

Carpeted flooring, wall mounted radiator, UPVC double glazed window to the rear elevation, built-in wardrobes.

### Bedroom Three

6'6" x 5'10" approx (2.0 x 1.8 approx)

Carpeted flooring, wall mounted radiator, UPVC double glazed window to the front elevation.

### Bathroom

5'10" x 5'10" approx (1.8 x 1.8 approx)

UPVC double glazed window to the rear elevation, tiling to the walls, tiled flooring, panelled bath with mains fed shower over, handwash basin with storage below, WC, extractor fan, recessed spotlights to the ceiling.

### Outside

#### Rear of Property

To the rear of the property there is an enclosed rear garden with decked area, steps leading down to further patio garden space, fencing to the boundaries.

#### Front of Property

To the front of the property there is a gated front garden with a range of plants and shrubbery planted to the borders, pathway leading to the front entrance door, walls to the boundaries.

#### Agents Notes: Additional Information

Council Tax Band: B

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

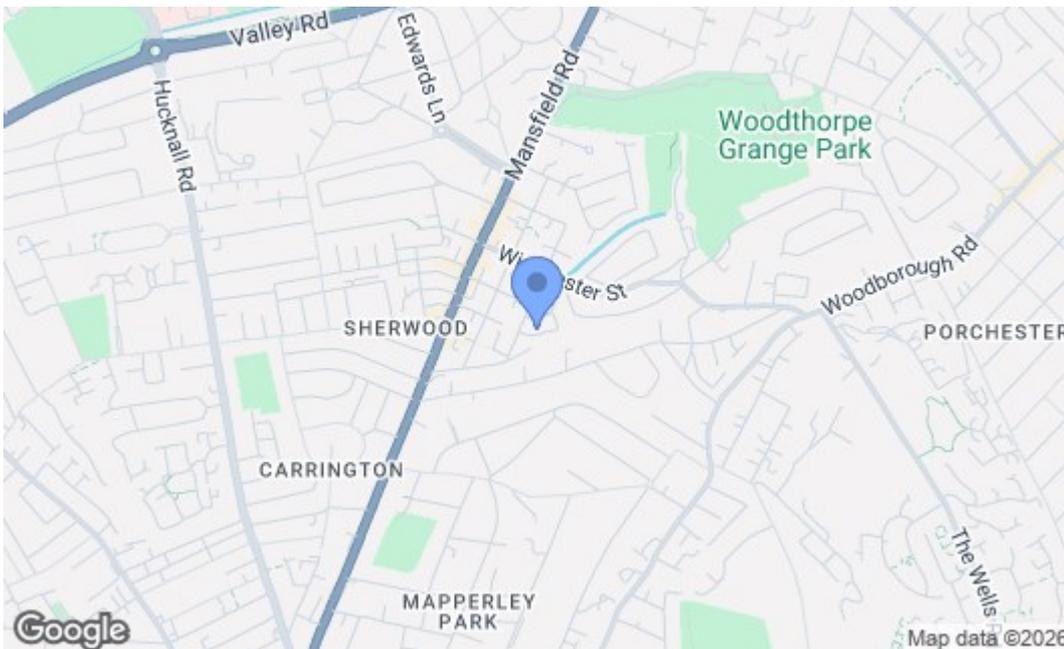
Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





### Energy Efficiency Rating

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

### England & Wales EU Directive 2002/91/EC Environmental Impact (CO<sub>2</sub>) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

### England & Wales 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.