



Sherbrook Road  
Daybrook, Nottingham NG5 6AS

**Guide Price £200,000 Freehold**

**\*\*GUIDE PRICE £200,000 - £210,000!\*\***  
A FULLY RENOVATED THREE-BEDROOM,  
SEMI-DETACHED FAMILY HOME IN THE  
HEART OF DAYBROOK, NOTTINGHAM



**\*\*GUIDE PRICE £200,000 - £210,000!\*\***

**\*\*\* NO UPWARD CHAIN, FULLY RENOVATED \*\*\***

Robert Ellis Estate Agents are delighted to bring to the market this fantastic THREE-BEDROOM, RENOVATED SEMI-DETACHED family home situated in the heart of Daybrook, Nottingham.

The property is located a stone's throw away from Arnold Town Centre accommodating local amenities, shops, and restaurants. Alongside this, it offers easily accessible transport links into Mapperley, Nottingham City Centre, and surrounding villages/towns. You have Redhill Academy and Richard Bonington Primary & Nursery within the area, making it ideal for growing families or First-time buyers.

Deriving the benefits of modern conveniences such as full Gas Central Heating, Full Double glazing and Refitted Bathrooms and Kitchen.

Upon entry, you are greeted by the hallway which leads through to the Bay fronted lounge with a large UPVC DOUBLE GLAZED bay window, a modern refitted kitchen, and refitted modern Ground Floor Family Bathroom. The stairs lead to the landing, first DOUBLE bedroom, second bedroom and third bedroom. Separate modern Shower room accessed from the landing. The property sits on a good-sized plot with gardens/driveway to the front and a good-sized garden to the rear. Garage available by separate negotiations.

A viewing is HIGHLY RECOMMENDED to appreciate the SIZE, LOCATION and SPECIFICATION of this property- Contact the office before it is too late!



### Entrance Hallway

4'1" x 3'10" approx (1.24m x 1.17m approx)

UPVC double glazed composite door to the front elevation. Laminate flooring. Ceiling light point. Built-in meter cupboard. Carpeted staircase to First Floor Landing. Internal door leading into Living Room

### Bay Fronted Living Room

15'01" x 12'01" approx (4.60m x 3.68m approx)

UPVC double glazed bay fronted window to the front elevation. Carpeted flooring. Wall mounted double radiator. Ceiling light point. Internal door leading into Kitchen

### Modern Refitted Kitchen

7'10" x 16'0" approx (2.41m x 4.90m approx)

UPVC double glazed door to the side elevation leading to the enclosed rear garden. UPVC double glazed window to the rear elevation. Laminate flooring. Splashbacks. Wall mounted double radiator. Recessed spotlights to the ceiling. Range of matching modern wall, base and drawer units incorporating laminate worksurfaces over. Stainless steel sink and drainer unit with dual heat tap above. Integrated oven. 4 ring ceramic hob with stainless extractor unit above. Integrated under the counter space for fridge and freezer. Space and plumbing for automatic washing machine. Wall mounted Worcester Bosch gas central heating combination boiler. Ceiling mounted carbon monoxide detector. Built-in under the stairs storage cupboard with UPVC double glazed window to the side elevation and gas meter point. Internal door leading into Ground Floor Family Bathroom

### Ground Floor Family Bathroom

11' x 5' approx (3.35m x 1.52m approx)

UPVC double glazed windows to the side and rear elevations. Laminate flooring. Splashbacks. Wall mounted chrome towel radiator. Ceiling light point. Vent. Modern white 3 piece suite comprising of a panel bath with hot and cold taps, semi recessed vanity wash hand basin with dual heat tap and storage cupboards below and a low level flush WC

### First Floor Landing

UPVC double glazed window to the side elevation. Carpeted flooring. Ceiling light point. Loft access hatch with ladder. Internal doors leading into Bedroom 1, 2, 3 and Family Shower Room

### Bedroom 1

11'06" x 15'03" approx (3.51m x 4.65m approx)

UPVC double glazed bay fronted window to the front elevation. Carpeted flooring. Wall mounted double radiator. Ceiling light point.

### Bedroom 2

7'10" x 8'4" approx (2.39m x 2.54m approx)

UPVC double glazed window to the rear elevation. Carpeted flooring. Wall mounted double radiator. Ceiling light point.

### Bedroom 3

7'11" x 6'1" approx (2.41m x 1.85m approx)

UPVC double glazed window to the rear elevation. Carpeted flooring. Wall mounted double radiator. Ceiling light point.

### Family Shower Room

9'03" x 5'10" approx (2.82m x 1.78m approx)

Tiled flooring. Wall mounted chrome towel radiator. Recessed spotlights to the ceiling. Modern white 3 piece suite comprising of a walk-in shower enclosure with mains fed shower above, semi recessed vanity wash hand basin with dual heat tap and storage cupboards below and a low level flush WC

### Front of Property

To the front of the property there is gravel driveway providing off the road parking, pathway to the front entrance and secure gated access to the rear of property. Hedging and fencing surrounding

### Rear of Property

To the rear of the property there is a good sized enclosed rear garden with a large gravel patio area, garden laid to lawn, fencing to the boundaries. Potential for additional rear driveway and access into Garage

### Garage

Concrete sectional garage

### Council Tax

Local Authority Gedling

Council Tax band B

### Agents Notes: Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky

Broadband Speed - Standard 16mbps Ultrafast 1000mbps

Phone Signal – 02, Vodafone, EE

Sewage – Mains supply

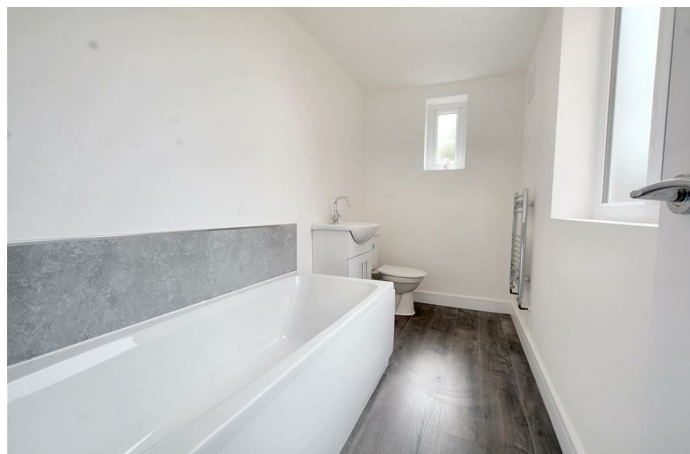
Flood Risk – No flooding in the past 5 years

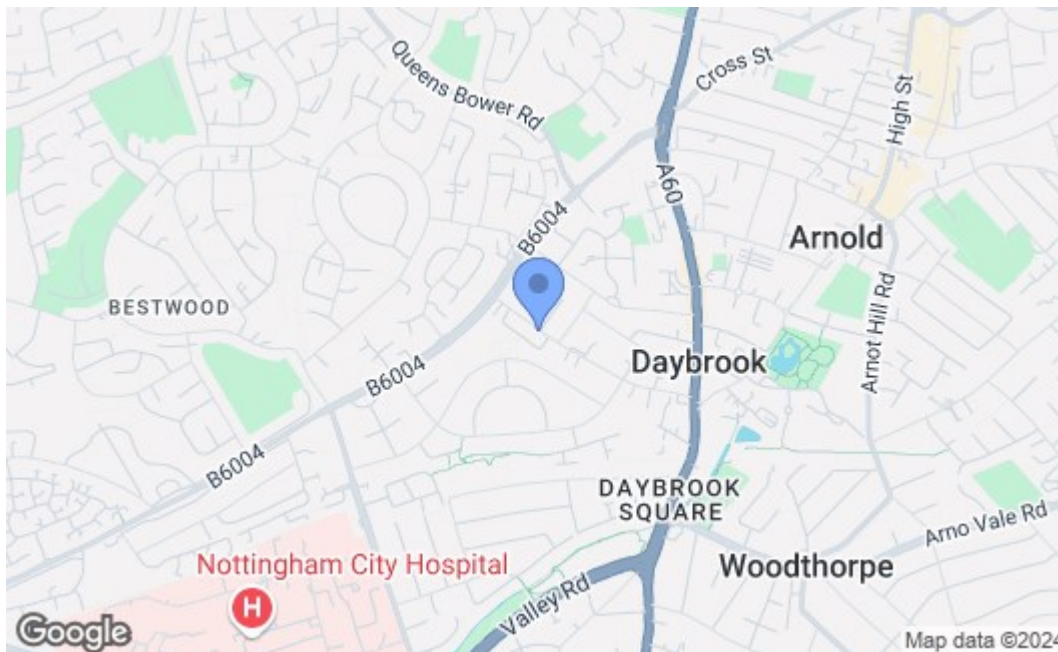
Flood Defences – No

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			
(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>		Current	Potential
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.