



Wynndale Drive  
Sherwood, Nottingham NG5 1GY

AN EXTENDED THREE BEDROOM SEMI  
DETACHED FAMILY HOME SITUATED IN  
SHERWOOD, NOTTINGHAM

**Offers Over £250,000 Freehold**



Welcome to Wynndale Drive!

Robert Ellis Estate Agents proudly present this splendid extended three-bedroom, semi-detached family home nestled in the heart of Sherwood, Nottingham.

Ideally situated between Perry Road and Valley Road, this residence boasts convenient access to amenities such as Sainsbury's supermarket and excellent transport links including regular services from Hucknall Road and Nottingham Road as well as a convenient nearby Tram link in Basford.

A short drive away, Sherwood's vibrant high street awaits, offering a diverse array of restaurants, bars, and retail shops. Transport links on Valley and Perry Road provide easy access to Nottingham City Centre and surrounding areas.

Upon entry, you're welcomed by an inviting entrance porch leading to a spacious inner hallway. The ground floor features a lounge, extended living / dining room, and an inner hall with access to a convenient ground floor shower room. The kitchen, equipped with fitted units and ample storage, is complemented by additional storage space under the stairs. The rear extension opens up to a low-maintenance landscaped rear garden with a brick-built garage, perfect for outdoor enjoyment and storage needs.

Ascending the stairs from the entrance hallway, you'll find a landing leading to the first double bedroom, second double bedroom, third bedroom, and a generously sized family bathroom with a separate WC.

Outside, the property offers a front garden and driveway with space for several vehicles, enhancing convenience and curb appeal.

A viewing is highly recommended to fully appreciate the size, layout, and prime location of this fantastic opportunity. Contact our office today to arrange your viewing. This property is selling with no upward chain, making it an even more enticing prospect for potential buyers.



#### Entrance Porch

7'01 x 4'06 approx (2.16m x 1.37m approx)

UPVC double glazed entrance door to the front elevation. UPVC double glazed windows to the front and side elevations. Tiled flooring. Ceiling light point. Internal glazed door leading to the Entrance Hallway

#### Entrance Hallway

14'2 x 7'06 approx (4.32m x 2.29m approx)

Glazed windows to the the front elevation. Carpeted flooring. Wall mounted double radiator. Ceiling light point. Carpeted staircase to the First Floor Landing. Built-in under the stairs storage cupboard. Internal doors leading into the Lounge, Living / Dining Room and Kitchen

#### Lounge

13'10 x 10'10 approx (4.22m x 3.30m approx)

UPVC double glazed bay window to the front elevation. Carpeted flooring. Wall mounted double radiator. Ceiling light point. Wall mounted 5 bar gas fireplace

#### Extended Living / Dining Room

24'11 x 10'11 approx (7.59m x 3.33m approx)

This large extended living / dining room benefits from having ample space for both sitting and dining. Sliding double glazed patio doors leading to the large enclosed rear garden. Carpeted flooring. Wall mounted double radiators. Ceiling light points. Wall mounted 4 bar gas fireplace. Internal door leading into Inner Hallway

#### Kitchen

14'4 x 7'06 approx (4.37m x 2.29m approx)

UPVC double glazed windows to the side and rear elevations. Tiled splashbacks. Ceiling light point. Range of matching wall, base and drawer units incorporating laminate worksurfaces over. Stainless steel sink and drainer unit with dual heat tap above. Space and point for freestanding gas cooker. Space and point for freestanding fridge freezer. Space and plumbing for automatic washing machine. UPVC double glazed door to the side elevation providing access to driveway and garden to the rear. Internal door leading to Pantry

#### Pantry

4'7" x 2'7" approx (1.4 x 0.8 approx)

Further storage and shelving

#### Inner Hallway

6' x 3'1 approx (1.83m x 0.94m approx)

Double glazed windows to the side and front elevations. Carpeted flooring. Ceiling light point. Internal door leading into Ground Floor Bathroom

#### Ground Floor Bathroom

6'10 x 5'11 approx (2.08m x 1.80m approx)

UPVC double glazed window to the rear elevation. Tiled splashbacks. Wall mounted radiator. Ceiling light point. 3 piece suite comprising of a Mira electric shower, wall hung 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. Internal doors leading into Bedroom 1, 2, 3, First Floor Bathroom and First Floor WC

#### Bedroom 1

15'10 x 10'11 approx (4.83m x 3.33m approx)

Double glazed bay window to the rear elevation overlooking enclosed rear garden. Carpeted flooring. Wall mounted radiator. Ceiling light point

#### Bedroom 2

13'10 x 11'03 approx (4.22m x 3.43m approx)

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

#### Bedroom 3

8'8 x 7'05 approx (2.64m x 2.26m approx)

Double glazed window to the front elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point

#### First Floor Bathroom

6'10 x 7'05 approx (2.08m x 2.26m approx)

UPVC double glazed window to the rear elevation. Fully tiled walls. Wall mounted radiator. Ceiling light point. Panel bath with dual heat tap and mixer shower attachment over. Wall hung vanity wash hand basin with hot and cold taps. Airing cupboard housing gas central heating combination boiler providing hot water and central heating to the property

#### First Floor WC

4'7 x 2'8 approx (1.40m x 0.81m approx)

UPVC double glazed window to the side elevation. Partially tiled walls. Wall mounted radiator. Ceiling light point. Loft access hatch. Low level flush WC

#### Front of Property

To the front of the property there is a large driveway providing off the road parking, fencing to the side elevation and gated access into the car port.

#### Rear of Property

To the rear of the property there is an large enclosed rear garden with a patio area with ample space for outdoor seating and entertaining, a large large lawn to lawn with mature shrubbery and hedging to the borders. Access in to the Garage

#### Garage

20'9 x 9'11 approx (6.32m x 3.02m approx)

Freestanding brick built garage. Up and over door to the front elevation. Windows to the side elevation. Light & Power

#### Agents Notes: Additional Information

Council Tax Band: B

Local Authority: Nottingham City Centre

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank: No

Broadband: BT, Sky

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

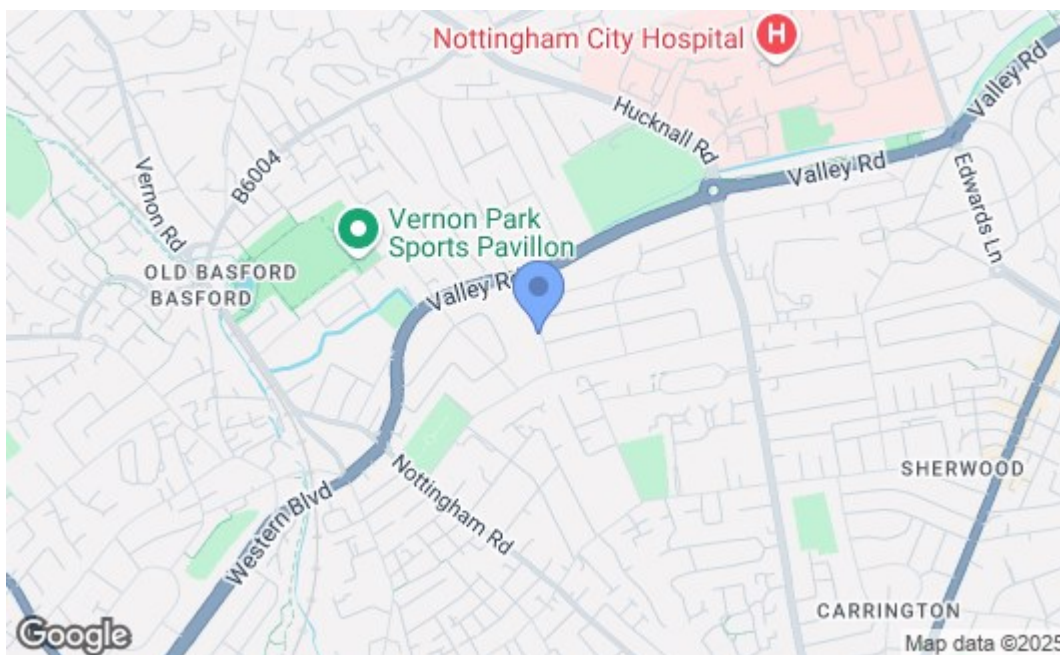
Flood Defences: No

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			83
(81-91) B			
(69-80) C			
(55-68) D		63	
(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	
Environmental Impact (CO <sub>2</sub> ) Rating		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.