

| 34 Hartington Road | Sherwood | Nottingham | NG5 2GU

Robert Ellis
RESIDENTIAL



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- **DETACHED FIVE BEDROOM FAMILY PROPERTY**
- **SELF-CONTAINED ANNEX**
- **LARGE REAR LAID TO LAWN GARDEN**
- **LIVING ROOM AND BAY FRONTED DINING ROOM**

Entrance Hallway

21'1" x 13' approx (6.43m x 3.96m approx)

UPVC double glazed entrance door to the front elevation with UPVC double glazed windows either side. Wall mounted radiator. Ceiling light point. Feature panelling to walls. Picture rail. Staircase to the first flooring landing. Built-in storage cupboard. Internal doors leading into the living room, dining room, kitchen, lobby and basement.

Living Room

14'8" x 12'9" approx (4.47m x 3.89m approx)

UPVC double glazed picture window to the front elevation. Wall mounted radiator. Ceiling light point. Coving to the ceiling. Feature open fireplace incorporating a quarry tile hearth, original mantel and brick surround. Built-in storage cabinet with shelving to the chimney recess with sliding glass doors. Internal glazed door leading through to entrance hallway.

Dining Room

15'10" x 14' approx (4.83m x 4.27m approx)

UPVC double glazed sectional bay window to the rear elevation. Wall mounted radiator. Ceiling light point. Coving to the ceiling. Picture rail. Feature fireplace incorporating a slate hearth, wooden mantel and stone surround.

Kitchen

14'4" x 9'11" approx (4.37m x 3.02m approx)

UPVC double glazed windows to the side and rear elevation. Laminate flooring. Tiled splashbacks. Wall mounted double radiator. Ceiling light points. Range of fitted base units incorporating laminate worksurfaces. Stainless steel sink and swan neck dual heat tap above. Space and point for a freestanding gas cooker. Space and point for a freestanding fridge freezer. Ample space for dining table. Wall mounted gas central heating boiler.

Lobby

5'06" x 4'06" approx (1.68m x 1.37m approx)

Glazed door leading through to the rear garden. Internal doors leading into utility/ground floor WC and entrance hallway. Secure lockable door leading to the annex.

Utility/Ground Floor WC

6'04" x 4'06" approx (1.93m x 1.37m approx)

Wall light point. Base unit with stainless steel sink with hot and cold taps above. Space and plumbing for an automatic washing machine. Low level flush WC.

First Floor Landing

14'10" x 9'9" approx (4.52m x 2.97m approx)

Ceiling light point. Picture rail. Internal doors leading into bedroom 1, 2, 3, family bathroom and first floor WC. Secure lockable internal door to Annex.

Bedroom 1

13' x 14'5" approx (3.96m x 4.39m approx)

UPVC double glazed picture window to the front elevation. Wall mounted double radiator. Ceiling light point. Coving to the ceiling.

- **TWO BATHROOMS AND LAUNDRY ROOM**
- **UTILITY ROOM / GROUND FLOOR WC**
- **SELLING WITH THE BENEFIT OF NO UPWARD CHAIN**

Bedroom 2

42'7" x 16'4" x 45'11" x 6'6" approx (13'5" x 14'02" approx)

UPVC double glazed picture window to the rear elevation. Wall mounted double radiator. Ceiling light point. Built-in wardrobes with shelving

Bedroom 3

9'08" x 9'01" approx (2.95m x 2.77m approx)

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

Family Bathroom

10'10" x 5'8" approx (3.30m x 1.73m approx)

UPVC double glazed window to the rear elevation. Laminate flooring. Fully tiled walls. Wall mounted radiator. Ceiling light points. Loft access hatch. 3 piece suite comprising of a panel bath, walk-in shower enclosure and a pedestal wash hand basin. Internal door leading into the laundry room

Laundry Room

11'1" x 4'1" approx (3.38m x 1.24m approx)

UPVC double glazed window to the side elevation. Recessed LED light point. Built-in airing cupboard housing hot water cylinder with additional shelving.

First Floor WC

5'4" x 2'10" approx (1.63m x 0.86m approx)

UPVC double glazed window to the side elevation. Laminate flooring. Tiled splashbacks. Ceiling light point. Low level flush WC.

Basement Room 1

12'6" x 6'01" approx (3.81m x 1.85m approx)

Ceiling light point. Wall mounted electrical consumer unit. Wall mounted electrical meter. Internal door leading into basement room 2

Basement Room 2

9'6" x 8'11" approx (2.90m x 2.72m approx)

Ceiling light point. Coal shoot. Further crawl space access under the property.

Annex

Open Plan Lounge Kitchen Diner

22'4" x 14'9" approx (6.83m x 4.52m approx)

UPVC double glazed door to the front elevation leading into the open plan lounge kitchen diner. UPVC double glazed windows to the front elevation. UPVC double glazed picture window to the side elevation. Wall mounted radiators. Tiled splashbacks. Recessed LED light points. Range of fitted wall and base units incorporating laminate worksurfaces. Stainless steel sink and drainer unit with dual heat tap above. Space and plumbing for an automatic washing machine. Space and point for a freestanding fridge freezer. Wall mounted gas central heating boiler. Ample space for both sitting and dining. Secure lockable door leading to the main property. Staircase to the first floor landing. Built-in under the stairs storage with light and coat hooks.

First Floor Landing

22'4" x 14'9" approx (6.83m x 4.52m approx)

UPVC double glazed window to the rear elevation. Recessed LED light point.

- **CORNER PLOT WITH POTENTIAL TO EXTEND**
- **POPULAR LOCATION WITH GREAT TRANSPORT LINKS**
- **FREESTANDING DOUBLE GARAGE AND GATED DOUBLE DRIVEWAY**

Loft access hatch. Built-in storage cupboards with shelving. Internal door leading into bedroom 1, 2 and bathroom. Secure locked internal door to main residence with potential to re-open subject to the buyers needs and requirements.

Bedroom 1

10'3" x 10'5" approx (3.12m x 3.18m approx)

UPVC double glazed windows to the front and side elevations. Wall mounted radiator. Recessed LED light point.

Bedroom 2

29'6" x 36'1" x 29'6" x 16'4" approx (9'11" x 9'5" approx)

UPVC double glazed windows to the side and rear elevations. Wall mounted radiator. Recessed LED light point. Raised bulk head.

Bathroom

7'08" x 5'08" approx (2.34m x 1.73m approx)

UPVC double glazed window to the front elevation. Linoleum flooring. Fully tiled walls. Wall mounted radiator. Ceiling light point. 3 piece suite comprising of a panel bath with electric shower above, pedestal wash hand basin and a low level flush WC. Extractor fan.

Front of Property

The property sits on a large corner plot with a large tarmac driveway to the front elevation, in and out gates, access into the freestanding double garage and fencing to the boundaries.

Rear of Property

To the rear of the property there is a large enclosed rear garden being made mainly to lawn, steps leading to a further laid to lawn garden, outside lighting, water faucet, mature shrubbery and trees planted to the borders and fencing to the boundaries.

Freestanding Double Garage

20'3" x 16'11" approx (6.17m x 5.16m approx)

Up and over door to the front elevation. Light & Power.

Agents Notes: Additional Information

Council Tax Band: F(34) & A (34A)

Local Authority: Nottingham

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 20mbps Ultrafast 1000mbps

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



****GUIDE PRICE £730,000 - £740,000!****
UNIQUE OPPORTUNITY

Robert Ellis Estate Agents are proud to present this **OUTSTANDING FIVE-BEDROOM, DETACHED FAMILY HOME** situated in the desirable area of **SHERWOOD, NOTTINGHAM**.

Positioned off Mansfield Road (A60), this property boasts convenient access to Sherwood's vibrant high street, featuring local retailers, shops, restaurants, and bars. Excellent transport links are also available to surrounding villages and towns and Nottingham City Centre is just a 15-minute commute. The tram is also within walking distance or accessible via the nearby 'park and ride' car park.

Sitting on a spacious corner plot, the property offers excellent potential for extension or development, subject to relevant planning permissions and the buyer's requirements. The property, constructed of brick under a tiled roof, is currently divided into a large three-bedroom house and an adjoining two-bedroom self-contained annex.





Upon entering the main property, you are greeted by a welcoming entrance hallway that leads to the living room, dining room, fitted kitchen, cellar, lobby, and utility room with WC. The kitchen features fitted units. Stairs lead to the first floor landing, where you will find two double bedrooms, a third bedroom, a family bathroom with a laundry room, and a separate WC.

The second front access door leads into the annex, which boasts an open plan lounge kitchen diner on the ground floor. A staircase leads to a private landing that provides access to two additional bedrooms and a family bathroom.

The front of the home offers ample parking for at least two cars, gated access, and a LARGE freestanding double garage. The enclosed garden is laid to lawn with flower beds and shrubbery around the edges.

A viewing is **HIGHLY RECOMMENDED** to appreciate the **HIGH QUALITY, SIZE, and LOCATION** of this **FANTASTIC OPPORTUNITY**. Contact us immediately to arrange your viewing now!



For more information or to arrange a viewing call **0115 648 5485**

www.robertellis.co.uk



Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			<div style="text-align: center;"> 86 </div>
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		64	
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	

Whilst every endeavour has been made to present a proper description of the property, these particulars do not in any way constitute either the whole, or any part, of an offer or contract. Any intending purchaser is advised to make their own independent enquiries and inspections.