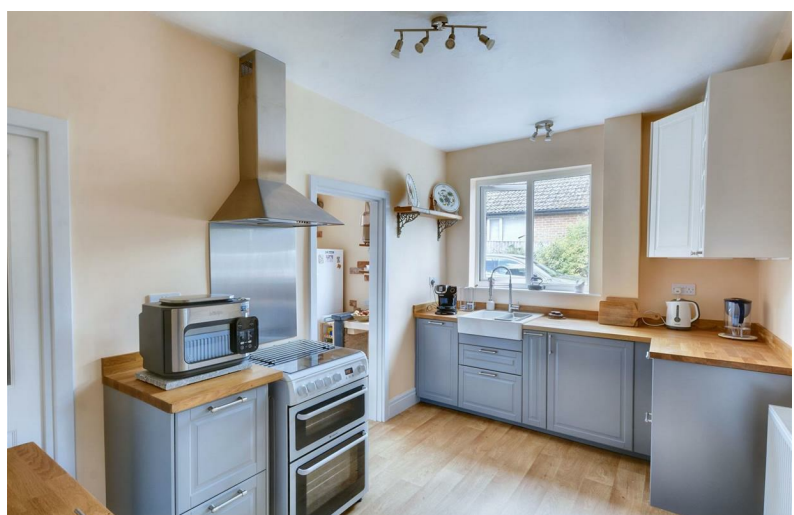


# Robert Ellis

*look no further...*



Edwards Lane,  
Sherwood, Nottingham  
NG5 6EQ

**£500,000 Freehold**

0115 648 5485



/robertellisestateagent



@robertellisea





\*\*\*GUIDE PRICE £500,000 - £525,000\*\*\*

Robert Ellis Estate Agents are proud to bring to the market this unique FOUR BEDROOM detached family property situated on EDWARDS LANE within the heart of Sherwood, Nottingham. Within walking distance of the City Hospital.

The home is ideally located for any growing families with popular schools' amenities and great transport links into the surrounding areas and City centre. Excellent potential to further develop the plot having an extensive rear garden and wide driveway allowing access, all subject to the relevant planning and building regulation approvals.

The property derives the benefits of conveniences such as Modern Gas central heating and UPVC double glazing. Offered to the market for the first time in many years, this fabulous property with a light and spacious interior, featuring many original features is a once-in-a-lifetime opportunity to further extend or develop.

In brief, the internal accommodation comprises of; Storm Porch, a spacious entrance inner hallway, Modern re-fitted kitchen, Utility room, boot room, Ground floor W/C, Dining room, Lounge, Four bedrooms and a modern refitted family bathroom.

Outside the property occupies a generous plot with a driveway providing ample car standing with a double garage and workshop. To the front, side and rear elevations the property has a landscaped and mature garden with an additional allotment section of the garden with raised vegetable beds.

The property offers an excellent renovation or potential development opportunity subject to the necessary consents.

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





### Entrance Porch

12'9 x 5'6 approx (3.89m x 1.68m approx)

UPVC leaded double glazed door to the front with fixed double glazed windows to the front and side, carpeted flooring and internal glazed door to:

### Inner Entrance Hall

12' x 5'8 approx (3.66m x 1.73m approx)

Stairs to the first floor, ceiling light point, wall mounted radiator, internal doors to:

### Living Room

12' x 14'6 approx (3.66m x 4.42m approx)

UPVC double glazed bay window to the front elevation, ceiling light point, coving to the ceiling, ceiling rose, feature fireplace incorporating a wooden mantle with stone surround and tiled hearth, TV stand, archway through to dining room and LVT flooring.

### Dining Room

15'1 x 12'5 approx (4.60m x 3.78m approx)

UPVC double glazed French doors to the landscaped rear garden, wall mounted double radiator, LVT flooring, archway through to living room and internal glazed door to:

### Inner Lobby

3'5 x 14'11 approx (1.04m x 4.55m approx)

Linoleum flooring, wall mounted radiator, glazed door to boot room, ceiling light points and wall light points.

### Kitchen

14'3 x 8'6 approx (4.34m x 2.59m approx)

With a range of matching wall and base units incorporating wooden work surface over, space and point for a free standing gas cooker with stainless steel splashback and extractor hood above, UPVC double glazed window to the side, Belfast sink with mixer tap, integrated appliances include a slim line dishwasher, integrated fridge, integrated microwave, ceiling light point, wall mounted radiator, linoleum flooring and panelled doors to utility room and further pantry offering additional storage.

### Pantry

6'3 x 2'11 approx (1.91m x 0.89m approx)

Vaillant wall mounted boiler that is 3 years old, shelves for additional storage, linoleum flooring and ceiling light point.

### Utility Room

6'2 x 6'1 approx (1.88m x 1.85m approx)

Space and plumbing for an automatic washing machine, space and point for a free standing fridge freezer, UPVC double glazed windows to the side and rear, linoleum flooring, original stone thrawl offering further storage space, recessed spotlights to the ceiling, light and power.

### Sitting Room

15'3 x 12' approx (4.65m x 3.66m approx)

This versatile third reception room offers a number of potential uses such as additional living space, snug, children's play room or further dining/breakfast area located off the kitchen. UPVC double glazed bay window to the front elevation, wall mounted double radiator, ceiling light point, part panelling to walls and internal glazed door to entrance hallway.

### Boot Room

6'6 x 13'1 approx (1.98m x 3.99m approx)

UPVC double glazed door to the side, UPVC double glazed windows to the side and rear, tiled flooring, ceiling light point and panelled doors to:

### Ground Floor w.c.

6' x 2'10 approx (1.83m x 0.86m approx)

Low flush w.c., tiled flooring, ceiling light point.

### First Floor Landing

UPVC double glazed window to the front elevation, loft access hatch, ceiling light point, wall mounted radiator and panelled doors to:

### Bedroom 1

15'9 x 15' approx (4.80m x 4.57m approx)

UPVC double glazed window to the rear overlooking the garden, wall mounted radiator, ceiling light point, coving to the ceiling.

### Bedroom 2

12' x 11'11 approx (3.66m x 3.63m approx)

UPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point, coving to the ceiling.

### Bedroom 3

12'4 x 12'1 approx (3.76m x 3.68m approx)

UPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point.

### Bedroom 4

8'4 x 11'1 approx (2.54m x 3.38m approx)

UPVC double glazed window to the side elevation, ceiling light point, built-in cupboards providing additional storage space, wall mounted radiator.

### Bathroom

13'8 x 6'1 approx (4.17m x 1.85m approx)

This four piece suite comprises of a free standing roll top, claw foot double ended bath, walk-in quadrant shower enclosure with mains fed Mira shower above, chrome heated towel rail, UPVC double glazed windows to the side and rear, low flush w.c., pedestal wash hand basin, recessed spotlights to the ceiling, extractor fan, tiled flooring with under floor heating.

### Outside

The property stands on a larger than average plot with wall and hedges to the boundaries. Secure gated access to the driveway provides ample off the road vehicle hard standing, the driveway leads to a further block built free standing garage/workshop with the gardening opening out to the rear, being laid mainly to lawn with a large decked area, enclosed patio areas, mature shrubs and trees planted to create ideal screening, raised vegetable beds, fencing and hedges to the boundaries.

### Double Garage/Workshop

19'5 x 12'3 approx (5.92m x 3.73m approx)

Secure access door to the front elevation, UPVC double glazed window to the rear, light and power.

### Double Garage

12'10 x 19'5 approx (3.91m x 5.92m approx)

UPVC double glazed window to the rear, UPVC double glazed side access door, secure doors to the front, light and power with alarm fitted.

### Agents Note

It is our opinion that there is further potential to extend or further develop the plot, subject to the buyers needs and requirements along with the relevant permissions.

### Council Tax

Nottingham Council Band E

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 14mbps Superfast 42mbps Ultrafast 1000mbps

Phone Signal – EE, Three, O2, Vodafone

Sewage – Mains supply

Flood Risk – No, surface water very low

Flood Defenses – No

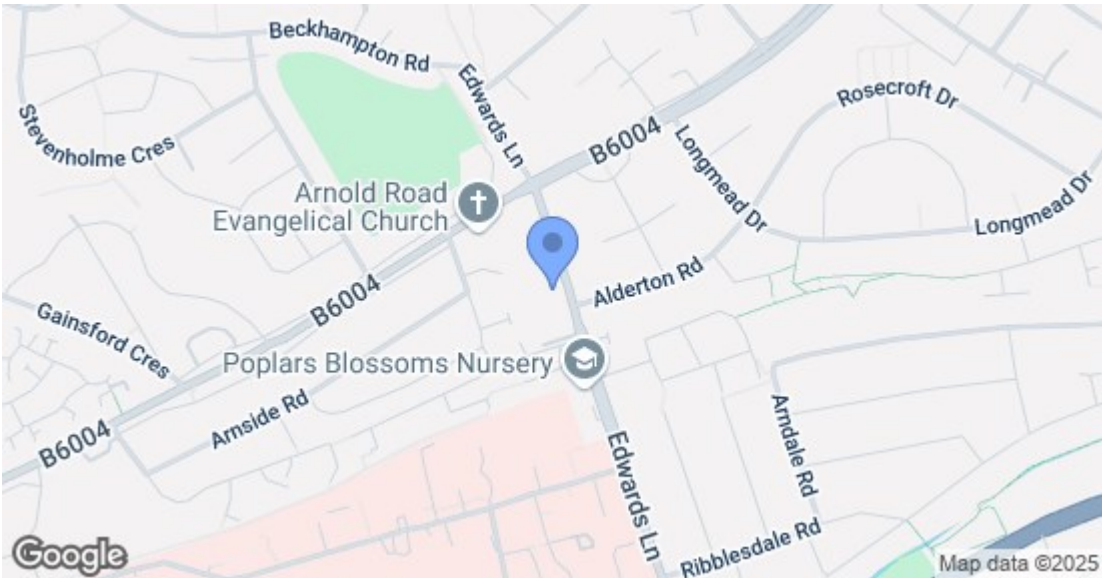
Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No



Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		67
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales 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		
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.