



Watcombe Circus
Sherwood, Nottingham NG5 2DU

Asking Price £535,000 Freehold

A SPACIOUS TRADITIONAL DETACHED
FOUR BEDROOM FAMILY PROPERTY WITH
LANDSCAPED GARDENS



MUST SEE BEAUTIFUL FAMILY HOME WITH CHARM AND CHARACTER

Robert Ellis Estate Agents are exceptionally proud to present to the market this STUNNING FOUR-BEDROOM, DETACHED FAMILY HOME in the ever popular area of Sherwood. Bursting with charm, character, and timeless elegance, this property represents a rare opportunity to acquire a truly beautiful home that is perfect for a growing family.

This captivating residence offers a harmonious blend of classic features and modern comforts, creating an inviting space that you'll instantly fall in love with. Located close to well-regarded schools, including Carrington Primary and Nursery School and Nottingham Free School, it also offers easy access to healthcare services with Sherrington Park Medical Practice and Grange Dental Care nearby. The property benefits from excellent transport links, with Nottingham Railway Station just 2 miles away.

Upon entering, you are welcomed through French doors into a charming storm porch, leading to an inner hallway adorned with original Minton tiled flooring. The hallway's timeless appeal is complemented by a graceful staircase leading to the first-floor landing.

The spacious bay-fronted living room exudes warmth, featuring a stunning fireplace that adds to the home's cozy atmosphere. The adjoining dining room, with its glazed door, opens out to a beautifully landscaped, private rear garden—a perfect space for entertaining or relaxing. The dining room also provides access to a large garage providing additional storage. A door leads to the cellar, offering ample storage and potential for further conversion.

The heart of the home is the dining kitchen, complete with a pantry, which flows seamlessly into the conservatory. The conservatory, bathed in natural light, provides direct access to the garden, creating an ideal space for family gatherings. The home also benefits from a downstairs cloak room housing the refitted gas central heating combi boiler.

Upstairs, the charm continues with four generously sized bedrooms. The first double bedroom, with its bay window, offers plenty of natural light, while the additional bedrooms provide versatile living spaces. The refitted family bathroom is a retreat in itself, featuring a luxurious freestanding bath, a walk-in shower, and a wash hand basin. A separate WC incorporates a built-in bidet and wash hand basin, adding further convenience.

The exterior of the property is as enchanting as the interior. The front elevation boasts a walled garden with mature hedging for privacy, while a block-paved driveway leads to the attached garage. The rear garden is a true oasis, featuring a newly installed decked area with seating, a lush lawn, mature shrubs, and trees. The vegetable plot, complete with raised beds, adds a charming, homely touch. The mature trees provide a sense of seclusion and tranquillity, making this garden a perfect retreat.

This home is a rare find, offering a blend of character, charm, and modern living that is seldom available. Robert Ellis Estate Agents are delighted to bring such a distinguished property to the market and highly recommend a viewing to truly appreciate its size, location, and stunning features. Don't miss the chance to make this beautiful family home your own—contact our office today before it's too late!



Entrance Storm Porch

2'7 × 5'06 approx (0.79m × 1.68m approx)

Glazed door to the front elevation with fixed glazed windows to the front and side elevations. Quarry tile flooring. Ceiling light point. Internal stained glass door leading to entrance hallway.

Entrance Hallway

11'10 × 14'02 approx (3.61m × 4.32m approx)

Leaded window to front elevation. Original Minton tiled flooring. Wall mounted double radiator. Ceiling light point. Coving to the ceiling. Staircase leading to the first floor landing. Panel doors leading into the living room, dining room, cloaks room and down to the cellar.

Living Room

15'05 × 13'03 approx (4.70m × 4.04m approx)

Leaded bay window to front elevation. Wall mounted double radiator. Strip wood flooring. Coving to ceiling. Ceiling light point. Ceiling rose. Feature fireplace incorporating stone surround and hearth with an inset cast iron open fireplace and feature tiling.

Dining Room

12'10 × 12'1 approx (3.91m × 3.68m approx)

Leaded windows to elevation with leaded door providing access to landscape rear garden. Strip wood flooring. Ceiling light point. Coving to the ceiling. Feature fireplace incorporating stone surround and hearth with an inset cast iron open fireplace and feature tiling. Panel door leading through to integral garage.

Kitchen Diner

19'10 × 12'05 approx (6.05m × 3.78m approx)

A range of base units incorporating wooden worksurfaces over. Double Belfast sink with dual heat tap above. Space and plumbing for an automatic washing machine. Space and point for a freestanding dishwasher. Space and point for a range cooker with built in extractor unit above. Tiled splashbacks. Windows to side and rear elevations. Double glazed doors leading to conservatory. Quarry tile flooring. Space and point for a freestanding fridge freezer. Wall mounted radiator. Access into pantry cupboard providing useful additional storage space with built in shelving, window to side elevation, light, power and quarry tile flooring.

Conservatory

6'2 × 12'03 approx (1.88m × 3.73m approx)

Double glazed windows to side and rear elevations. Double glazed doors providing access to raised decked seating area and pathway to the rear garden.

Cloaks Room

4'04 × 2' approx (1.32m × 0.61m approx)

Wall mounted ideal gas central heating combination boiler providing hot water and central heating to the property. Quarry tile flooring. Wall light points. Electrical consumer unit. Electric meter points. Coat hooks providing further storage space.

First Floor Landing

Strip wood flooring. Ceiling light point. Loft excess hatch. Panel doors leading off to bedroom 1, 2, 3, 4, family bathroom and separate WC.

Bedroom 1

13 × 13'3 approx (3.96m × 4.04m approx)

Leaded window to front elevation. Ceiling light points. Wall mounted double radiator. Strip wood flooring.

Bedroom 2

12'9 × 12' approx (3.89m × 3.66m approx)

Sash window to the rear elevation. Wall mounted radiator. Ceiling light point. Picture rail.

Bedroom 3

13' × 12'8 approx (3.96m × 3.86m approx)

Slash window to rear elevation. Wall mounted double radiator. Ceiling light point. Picture rail. Decorative cast iron fireplace with inset tiles. Wall mounted air conditioning unit.

Bedroom 4

6'10 × 12' approx (2.08m × 3.66m approx)

Leaded window to the front elevation. Wall mounted radiator. Ceiling light point. Built-in storage cupboard over the stairs. Additional window to the side elevation.

Family Bathroom

9'01 × 6'06 approx (2.77m × 1.98m approx)

3 piece suite comprising of a double ended free semi free standing panel bath with dual heat shower attachment over semi recessed, vanity hand wash basin with dual heat tap and storage cupboards below and a walk-in shower enclosure and incorporating mains rainwater shower head above with the additional shower head. UPVC double glazed window to the side elevation. Heated towel rail. Tiled splashback.

Separate WC

3' × 5'8 approx (0.91m × 1.73m approx)

Window to the side elevation. Low level flush WC. Corner pedestal hand wash basin. Tiled splashbacks. Chrome heated towel rail. Tiling to the floor. Ceiling light point.

Front of Property

To the front of the property there is a block paved driveway providing off the road parking, gated block paved pathway leading to the front entrance door, private garden area with hedging and walls to the boundaries.

Rear of Property

To the rear of the property there is an enclosed good sized rear garden with a paved patio areas, newly installed decking area, large laid to lawn garden, raised bedding and vegetable plots, access into the spacious garden room, wall and hedging to the boundaries with screening to the rear elevation creating privacy.

Garden Room

14'0" × 15'8' approx (4.27m" × 4.78m' approx)

Wooden door to the front elevation. Glazed window to the front elevation. Wall light points. Power.

Integral Garage

12'2 × 20'1 approx (3.71m × 6.12m approx)

Double doors to the front elevation. Double glazed window and door to the rear leading out to the landscaped rear garden. Light and power. New vaulted ceiling. Three Velux roof windows providing ample natural daylight.

Agents Notes: Additional Information

Council Tax Band: D

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

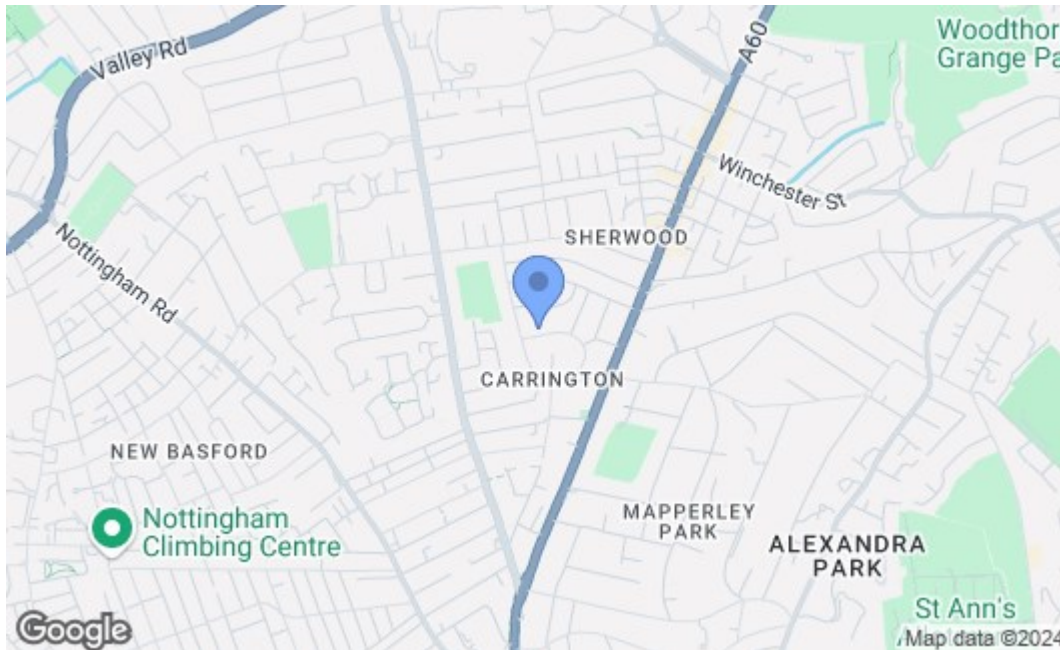
Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No



Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			79
(81-91) B			
(69-80) C			
(55-68) D		54	
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.