



**Covedale Road**  
**Sherwood, Nottingham NG5 3HY**

**Asking Price £310,000 Freehold**

A TWO BEDROOM DETACHED BUNGLOW  
ON A LARGE PLOT SELLING WITH NO  
UPWARD CHAIN.



## UNIQUE AND SPACIOUS BUNGALOW - A MUST SEE!

Robert Ellis Estate Agents are delighted to bring to the market this TWO-BEDROOM DETACHED BUNGALOW, located in the highly sought-after Sherwood Dales, Nottingham.

Just a short distance from Arnold town centre, with its array of local amenities, shops, and restaurants, the property offers excellent transport links to Mapperley, Nottingham City Centre, and surrounding towns and villages.

Upon entry, the entrance porch leads into a welcoming hallway. Off the hallway, you'll find a spacious lounge, a dining kitchen with fitted units and space for a dining table, a utility room, and two bedrooms—both with fitted wardrobes. The home also benefits from a family bathroom and a separate W/C.

The property offers extensive outdoor space with a in and out driveway at the front, a side driveway leading to a brick-built garage/workshop, and an enclosed rear garden featuring lawn and mature shrubbery.

Viewing is **HIGHLY RECOMMENDED** to fully appreciate the size, location, and specification of this fantastic property, which is being sold with **NO UPWARD CHAIN**. Contact the office to arrange your viewing today!



### Entrance Porch

Sliding double glazed patio doors leading into the entrance porch. Internal double glazed leaded door leading into the entrance hallway.

### Entrance Hallway

16'02 x 6'05 approx (4.93m x 1.96m approx)

Leaded windows to the front elevation. Wall mounted double radiator. Ceiling light point. Coving to ceiling. Built-in storage cupboards housing alarm control unit and hot water cylinder providing hot water to the property. Panel doors leading into the living room, kitchen, bedroom 1, 2, shower room and separate WC.

### Living Room

16'05 x 12' approx (5.00m x 3.66m approx)

UPVC double glazed picture window to front elevation. 2 x Wall mounted double radiators. Ceiling light point. Coving to ceiling. Feature fireplace incorporating wooden mantle, brick surround and quarry tile hearth with a inset living flame gas fire. Additional shelving for further storage space.

### Kitchen

11'82 x 12'3 approx (3.35m x 3.73m approx)

UPVC double glazed windows to the front elevation. Tiled flooring. Tiled splashbacks. Wall mounted radiator. Ceiling light point. Coving to the ceiling. A range of matching wall and base units incorporating laminate work surface above. 1.5 bowl stainless steel sink with dual heat tap over. Integrated eye level oven. 4 ring gas hob with built-in extractor hood over. Space and point for a freestanding under counter fridge freezer. Gas central heating boiler. Sliding door leading through to the utility room.

### Utility Room

4'08 x 12'4 approx (1.42m x 3.76m approx)

UPVC double glazed windows to the front and side elevations. Glazed door to the side elevation. Tiled flooring. Tiled splashbacks. Wall mounted radiator. Ceiling light point. Stainless steel sink with hot and cold taps above. Space and plumbing for an automatic washing machine. Space and plumbing for a freestanding dishwasher. Space and point for an additional freestanding fridge freezer. Built-in storage cupboards providing useful additional storage space housing electric metre point and electrical consumer units.

### Bedroom 1

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

UPVC double glazed window to the rear elevation overlooking enclosed rear garden. Wall mounted radiator. Ceiling light point. Coving to the ceiling. Built-in wardrobes providing ample additional storage space with sliding louvred doors.

### Bedroom 2

12'11 x 11'01 approx (3.94m x 3.38m approx)

UPVC double glazed window to the rear elevation overlooking enclosed rear garden. Wall mounted radiator. Ceiling light point. Built in wardrobes with sliding louvred doors providing additional storage space. Further built-in storage cupboard with shelving.

### Family Bathroom

5'05 x 6'03 approx (1.65m x 1.91m approx)

UPVC double glazed window to the rear elevation. Tiled flooring. Tiled splashbacks. Chrome heated towel rail. Ceiling light point. Coving to the ceiling. Wall mounted Dimplex electric heater. Shaver point. Panel bath with with rains water shower over. Pedestal hand wash basin.

### Separate WC

5'06 x 2'10 approx (1.68m x 0.86m approx)

UPVC double glazed window to the rear elevation. Linoleum floor covering. Wall mounted radiator. Ceiling light point. Coving to the ceiling. WC

### Freestanding Garage

17'82 x 8'2 approx (5.18m x 2.49m approx)

Brick-built garage incorporating up and over door to the front elevation. Light and power. Window to the rear elevation.

### Front Store

6' x 3'7 approx (1.83m x 1.09m approx)

Access door to front elevation.

### Rear Store

3'9 x 11'11 approx (1.14m x 3.63m approx)

Window to side elevation. Access door to the rear elevation.

### Front of Property

The property sits in a good sized plot with an in and out driveway to the front elevation, wall and fencing into the boundaries, mature shrubbery and trees planted to the borders, further driveway to the rear elevation leading to the freestanding brick built garage.

### Rear of Property

To the rear of the property there is an enclosed rear garden being laid mainly to lawn with fencing to the boundaries, mature shrubbery and trees planted the borders, space for garden shed to the rear elevation, outside water tap and outside security lighting.

### 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

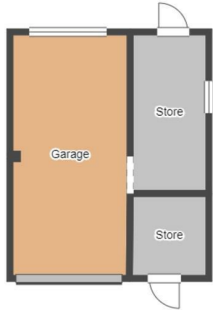
Flood Defences: No

Non-Standard Construction: No

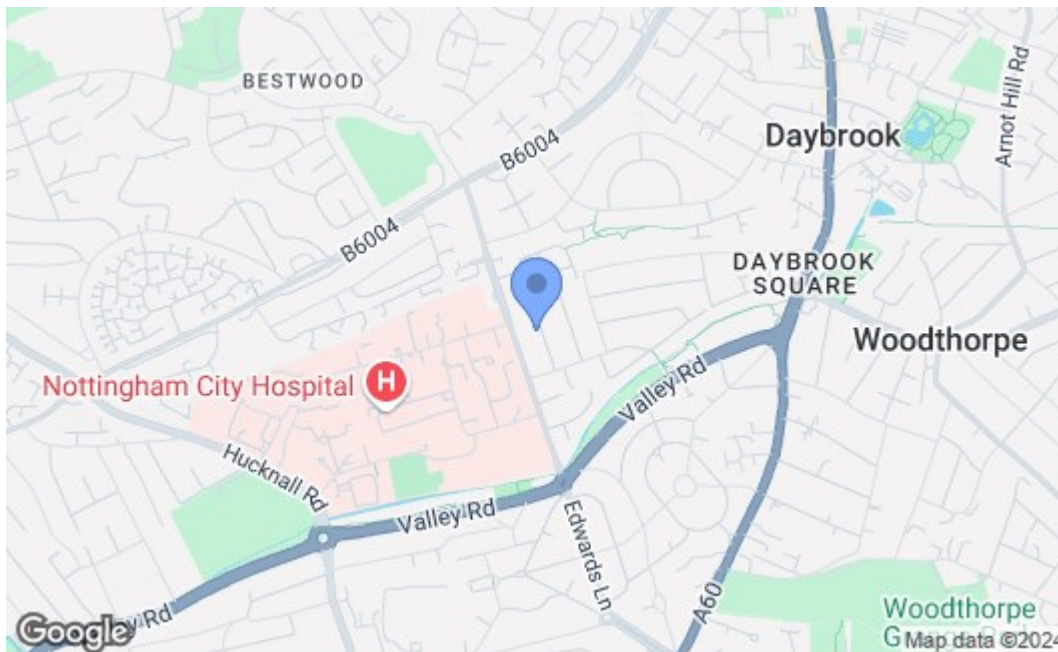
Any Legal Restrictions: No

Other Material Issues: No





Robert Ellis  
ESTATE AGENTS



### Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>43</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

### England & Wales EU Directive 2002/91/EC Environmental Impact (CO<sub>2</sub>) Rating

Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.