



The Rise
Sherwood, Nottingham NG5 4BA

Offers Over £435,000 Freehold

A THREE BEDROOM, DETACHED FAMILY HOME SITUATED IN SHERWOOD, NOTTINGHAM.



** IDEAL FAMILY HOME ** POPULAR LOCATION **

Robert Ellis Estate Agents are delighted to present to the market this FANTASTIC THREE BEDROOM, DETACHED FAMILY HOME situated in SHERWOOD, NOTTINGHAM.

The home is positioned in a prime location near the vibrant Sherwood high street, which boasts an array of shops, eateries, excellent amenities, and easy access to the city centre, city hospital, universities and excellent schools.

Deriving the benefit of modern conveniences such as gas central heating, UPVC double glazing, oak flooring and solar water heating.

Upon entry, you are welcomed into the entrance hall which leads to the downstairs WC and hall. Off the hall is the open plan lounge diner with sliding doors opening onto the enclosed rear garden. You also have the kitchen with dining space, utility and dining room. Stairs lead to landing, first double bedroom, second double bedroom, third double bedroom and modern family bathroom with three piece suite.

The property is situated on an extensive plot which wraps around the home offering gardens the to front, side and rear. They host laid lawns, flower beds and shrubbery, patio areas and spaces for sheds. The rear garden also offers an office/bar space which offers power and French doors.

A viewing is HIGHLY RECOMMENDED to appreciate the SIZE, LOCATION and PLOT of this GREAT OPPORTUNITY- Contact the office now to arrange your viewing!



Entrance Hallway

7'4" x 8'6" approx (2.24 x 2.61 approx)

UPVC double glazed opaque composite front door. Tiled flooring. Wall mounted double radiator. Built-in storage with sliding door.

Ground Floor WC

3'0" x 4'8" approx (0.93 x 1.44 approx)

UPVC double glazed opaque window. Tiled flooring. Wall mounted corner sink with dual heat tap. WC.

Hallway

14'7" x 3'10" approx (4.45 x 1.19 approx)

UPVC double glazed window. Oak flooring. Wall mounted double radiator.

Kitchen Diner

13'8" x 11'1" approx (4.17 x 3.40 approx)

UPVC double glazed windows to the rear and side elevation. Tiled flooring. Partially tiled walls. Wall mounted double radiator. A range of fitted wall and base units with worksurfaces above. 5 ring gas hob with extractor unit above. Stainless steel sink with dual heat tap.

Utility Room

9'1" x 4'5" approx (2.78 x 1.35 approx)

UPVC double glazed window to the rear elevation. Tiled flooring. A range of fitted wall and base units with worksurfaces above. Space and plumbing for an automatic washing machine. Composite sink with hot and cold taps. Worcester Bosch gas central heating boiler.

Bedroom / Dining Room

12'4" x 12'9" approx (3.76 x 3.90 approx)

UPVC double glazed windows to the front and side elevations. Oak flooring. Wall mounted double radiator. Feature cast iron wood burner.

Lounge Diner

21'1" x 16'7" approx (6.43 x 5.06 approx)

UPVC double glazed sliding doors opening onto the enclosed rear garden. UPVC double glazed windows to the side elevation. Oak flooring. 2 x Wall mounted double radiators.

First Floor Landing

UPVC double glazed window. Carpeted flooring. Wall mounted double radiator. Internal doors leading into bedroom 1, 2, 3 and the family bathroom.

Bedroom 1

11'11" x 12'11" approx (3.65 x 3.96 approx)

UPVC double glazed windows to the front and side elevations. Carpeted flooring. Wall mounted radiator.

Bedroom 2

11'10" x 8'10" approx (3.63 x 2.71 approx)

UPVC double glazed windows to the front and rear elevations. Carpeted flooring. Wall mounted double radiator.

Bedroom 3

9'2" x 12'2" approx (2.80 x 3.72 approx)

UPVC double glazed windows to the side and rear elevations. Carpeted flooring. Wall mounted double radiator.

Family Bathroom

7'10" x 7'11" approx (2.39 x 2.42 approx)

UPVC double glazed opaque windows. Tiled flooring. Partially tiled wall. Wall mounted towel radiator. 3 piece suite comprising of a bath with dual heat tap and a waterfall shower head with handheld shower attachment, sink with dual heat tap and a WC.

Front of Property

The property is situated on an extensive plot that wraps around the property. There is laid to lawn areas with shrubbery, flowerbeds and trees, a driveway for at least two to three cars, space for a shed and a patio area that leads round to the rear garden.

Rear of Property

To the rear of the property there is a large laid to lawn area with shrubbery, flowerbeds and trees throughout, space for a shed and access into the outdoor bar/ office.

Bar / Office

13'2" x 9'3" approx (4.03 x 2.83 approx)

UPVC double glazed French doors opening to the enclosed rear garden. UPVC double glazed windows. Laminate flooring.

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

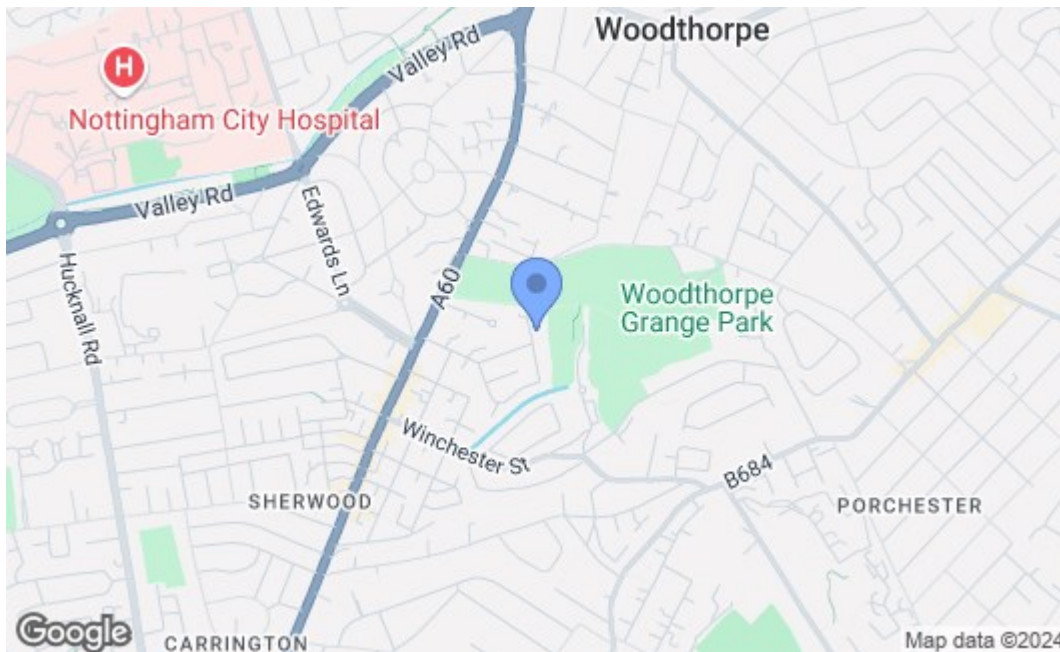
Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		58	67
(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.