



**Bedale Road
Sherwood Dales, Nottingham NG5 3GH**

A FOUR BEDROOM, EXTENDED SEMI
DETACHED HOME SITUATED IN THE
HEART OF SHERWOOD DALES,
NOTTINGHAM.

Guide Price £350,000 Freehold



GUIDE PRICE £350,000 - £375,000

FOUR-BEDROOM EXTENDED SEMI-DETACHED FAMILY HOME IN SHERWOOD DALES

Robert Ellis Estate Agents are proud to present this superb four-bedroom extended semi-detached home, perfectly located in the heart of Sherwood Dales, Nottingham.

Situated just off Mansfield Road, this property benefits from excellent transport links to Nottingham City Centre, Nottingham City Hospital, and Arnold High Street, which offers a variety of shops, eateries, and further transport options.

On entering the property, you are welcomed by a spacious hallway leading to the open-plan lounge diner, featuring dual-aspect bay windows, a multi-fuel cast iron burner, and stunning stripped wood flooring. The extended kitchen includes fitted units, Velux roof lights, and views over the rear garden.

The first floor comprises three generously sized bedrooms, a family bathroom, and a separate W/C. A second staircase leads to the loft conversion, which includes a private en-suite shower room.

Externally, the property boasts a large block-paved driveway for multiple vehicles, and a gated driveway with additional hardstanding. To the rear is a landscaped enclosed garden, perfect for families, with a brick-built converted garage featuring light and power with the potential to be used as a home office, gym or garden room.

The property also has planning permission to extend and convert the kitchen to the rear and side elevations to become an extended kitchen diner with a utility room and ground floor WC.

This home is set on a generous plot, offering a private rear garden and ample living space. Viewing is highly recommended to fully appreciate this fantastic opportunity.

Contact our office today to arrange your viewing!



Front of Property

To the front of the property there is a block paved driveway providing off the road parking, with a large pun slate gravel garden and wall to the boundary.

Entrance Hallway

16'11" x 7'3" approx (5.16m x 2.21m approx)

Modern UPVC double glazed composite door to front elevation with fixed double glazed panels either side, quarry tile flooring, staircase to the first floor, ceiling light point, wall mounted radiator, under stair storage cupboard, UPVC door to the rear elevation, electric point and consumer unit, panelled doors leading off.

Kitchen

16'10" x 7'10" approx (5.13m x 2.39m approx)

Fitted kitchen with UPVC double glazed window to rear and side, extended kitchen benefits from having a range of matching wall and base units incorporating a laminate work surface above, stainless steel sink with mixer tap over, tiled splashbacks, space for a free standing cooker with a stainless steel and glass extractor over, tiled floor, breakfast bar providing additional seating, space for free standing fridge freezer, space and plumbing for an automatic washing machine, roof light providing natural daylight to the kitchen, integrated dishwasher, ample storage units and wine rack, UPVC double glazed door to the side elevation providing access to the garden.

Open Plan Lounge Diner

11' x 27'6" approx (3.35m x 8.38m approx)

UPVC double glazed bay window to the front and rear, open plan living and dining space enjoys the benefit of dual aspects, ceiling light points, double wall mounted radiators, stripped wood flooring, feature fireplace incorporating cast iron multi fuel burner with slate hearth, wall light points, coving to ceiling.

First Floor Landing

Access to 3 bedrooms and staircase to the loft conversion.

Family Bathroom

5'8" x 7'6" approx (1.73m x 2.29m approx)

Panel bath with electric triton shower above, wall hung vanity hand wash basin, UPVC double glazed window to rear, heated towel rail, ceiling light point, tiling to the walls and flooring.

WC

4'3" x 2'5" (1.30m x 0.74m)

UPVC double glazed window to the side elevation, low level flush WC, tiled splashbacks and tiled flooring.

Bedroom 2

10'9" x 11'3" (3.28m x 3.43m)

UPVC window to the rear elevation, ceiling light point, wall mounted radiator, built in wardrobe providing ample storage space, housing combination boiler providing central heating and hot water to the property.

Bedroom 3

11'2" x 10'9" (3.40m x 3.28m)

UPVC double glazed window to the front elevation, wall mounted radiator, ceiling light points, built in storage under the stairs providing additional storage space.

Bedroom 4

7'03" x 7'04" (2.21m x 2.24m)

UPVC double glazed corner window, wall mounted radiator, ceiling light point,

Second Floor Landing

Access into boarded out loft space with light providing useful additional storage shelving and door leading through to Bedroom 1.

Bedroom 1

9'6" x 17'01" (2.90m x 5.21m)

Loft conversion, 2 UPVC double glazed windows to the rear elevation, wall mounted radiator, ceiling light point, laminate flooring, panelled door leading to en-suite.

En-suite Shower Room

22'11" x 13'1" x 16'4" x 16'4" (7'04" x 5'05")

UPVC double glazed window to the side elevation, walk in shower enclosure with mains fed shower above, low level flush WC, pedestal hand wash basin, tiled splashback, tiling to the floor, heated towel rail, spotlights to the ceiling.

Rear of Property

To the rear of the property there is an enclosed landscape garden incorporating a large paved patio area, fencing to the borders with shrubs and trees planted around the outside, brick built store providing extra storage space with light and power, UPVC access door and side window.

Converted Garage

12'5" x 9'2" approx (3.8 x 2.8 approx)

Potential to be used as a home office, gym or garden room. UPVC double glazed entrance door, UPVC double glazed window, spotlights to the ceiling, power.

Agents Notes: Additional Information

Council Tax Band: C

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

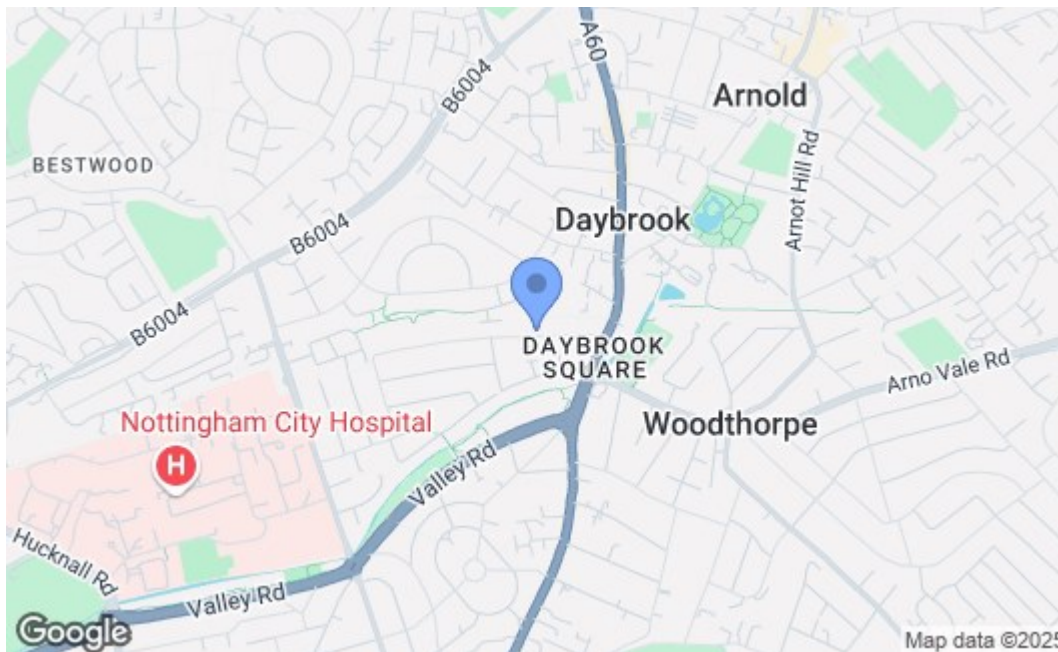
Any Legal Restrictions: No

Other Material Issues: No

Agents Notes: Planning Permission

The property currently has planning permission to extend and convert the kitchen to the rear and side elevations to become an extended kitchen diner with 2 Velux roof lights and French doors opening onto the rear, alongside adding an additional utility room and a ground floor WC to the side elevation.





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