



Newfield Road
Sherwood, Nottingham NG5 1HF
Asking Price £240,000 Freehold

A THREE BEDROOM, DETACHED FAMILY PROPERTY SITTING ON A GOOD SIZE PLOT. OPEN PLAN LOUNG/DINING ROOM, FITTED KITCHEN. GARAGE, FAMILY BATHROOM WITH SEPERATE W/C, SITUATED ON A GOOD-SIZE PLOT WITH A DRIVEWAY AND GARAGE.



Robert Ellis Estate Agents are thrilled to present to the market this THREE-BEDROOM, TRADITIONAL DETACHED FAMILY HOME, located in the ever-popular area of Sherwood, Nottingham.

Perfectly positioned in Sherwood's with a vibrant high street, the property enjoys access to a variety of restaurants, bars, and retail shops. With excellent transport links via Hucknall Road, it provides easy access to Nottingham City Centre and surrounding areas. The property is also conveniently located close to Nottingham City Hospital, making it an ideal choice for families and professionals alike.

The home offers huge potential and requires a full program of improvement and renovation works, giving buyers the chance to create a dream family property.

Upon entry, you are welcomed into the hallway, which leads to a bay-fronted living/dining room with a picture window overlooking the rear garden. The ground floor also includes a fitted kitchen and access to the side lobby, which connects to the garage.

The first-floor landing leads to two generously sized double bedrooms, a third bedroom, and the family bathroom with a separate W/C.

The property is situated on a substantial plot, featuring gardens to the front and rear, two brick-built storage rooms, a driveway, and a garage.

A viewing is **HIGHLY RECOMMENDED** to appreciate the size and opportunity this home offers. Contact the office today to arrange your viewing—don't miss out on this fantastic opportunity! Selling with **NO UPWARD CHAIN**.



Entrance Hallway

6'04 x 10'10 approx (1.93m x 3.30m approx)

Modern UPVC double glazed composite entrance door with feature circular window to the front elevation leading into the entrance hallway, UPVC double glazed windows to the front elevation, carpeted flooring, wall mounted radiator, ceiling light point, staircase to the first floor landing, built-in under the stairs storage cupboard, internal doors leading into the lounge and the kitchen.

Lounge

11'05 x 8'02 approx (3.48m x 2.49m approx)

This dual aspect spacious lounge benefits from having a UPVC double glazed sectional bay window to the front elevation and a UPVC double glazed picture window to the rear elevation, carpeted flooring, 2 x wall mounted radiators, ceiling light points, decorative fireplace incorporating a wooden mantel and stone hearth and surround.

Kitchen

12'7 x 11'08 approx (3.84m x 3.56m approx)

UPVC double glazed window to the rear elevation, tiled flooring, tiled walls, wall mounted radiator, ceiling light points, a range of matching wall and base units with laminate worksurfaces above, stainless steel sink and drainer unit with dual heat tap above, space and point for a freestanding cooker with extractor hood above, wall mounted 4 bar gas fire, internal glazed door leading to the side lobby.

Side Lobby

Secure access door to the front elevation, staircase leading down to the garden room, doorway leading into the garage, glazed door leading out to the enclosed rear garden.

Garage

7'09 x 19'01 approx (2.36m x 5.82m approx)

Electric roller shutter door to the front elevation, single glazed window to the rear elevation, ceiling light points, power sockets, electrical consumer unit.

Garden Room

Single glazed windows to the rear elevation, ceiling light points, power sockets, built-in shelving

Workshop 1

19'03 x 11'03 approx (5.87m x 3.43m approx)

UPVC double glazed door to the rear elevation leading into workshop 1, UPVC double glazed window to the rear elevation, carpeted flooring, wall mounted radiator, ceiling light points, power sockets, wall mounted Glow Worm gas central heating combination boiler unit, electrical consumer unit.

Workshop 2

9'07 x 10'6 approx (2.92m x 3.20m approx)

UPVC double glazed door to the rear elevation leading into workshop 2, UPVC double glazed window to the rear elevation, wall mounted radiator, ceiling light points, power sockets, Belfast sink with hot and cold taps, space and plumbing for an automatic washing machine.

First Floor Landing

UPVC double glazed window, carpeted flooring, ceiling light point, loft access hatch, internal doors leading into bedroom 1, 2, 3, family bathroom and separate WC.

Bedroom 1

11'09 x 12'10 approx (3.58m x 3.91m approx)

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

Bedroom 2

14'07 x 9'02 approx (4.45m x 2.79m approx)

UPVC double glazed window to the rear elevation, carpeted flooring, wall mounted radiator, ceiling light point.

Bedroom 3

6'03 x 10'6 approx (1.91m x 3.20m approx)

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

Family Bathroom

7'06 x 5'10 approx (2.29m x 1.78m approx)

UPVC double glazed window to the rear elevation, wall mounted Dimplex heater, fully tiled walls, ceiling light point, panel bath with dual heat tap and shower head attachment, hand wash basin with hot and cold taps, built-in storage cupboard.

WC

4'06 x 2'09 approx (1.37m x 0.84m approx)

UPVC double glazed window to the side elevation, fully tiled walls, ceiling light point, WC.

Front of Property

To the front of the property there is a driveway providing off the road parking, pathway to the front entrance door, access into the garage, a laid to lawn front garden, fencing, stone wall and hedging to the boundaries.

Rear of Property

To the rear of the property there is an enclosed tiered rear garden with a patio area, a laid to lawn garden, gravel verge, outside water tap and lighting, secure access into workshop 1 and 2, fencing and hedging to boundaries and magnificent raised views.

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

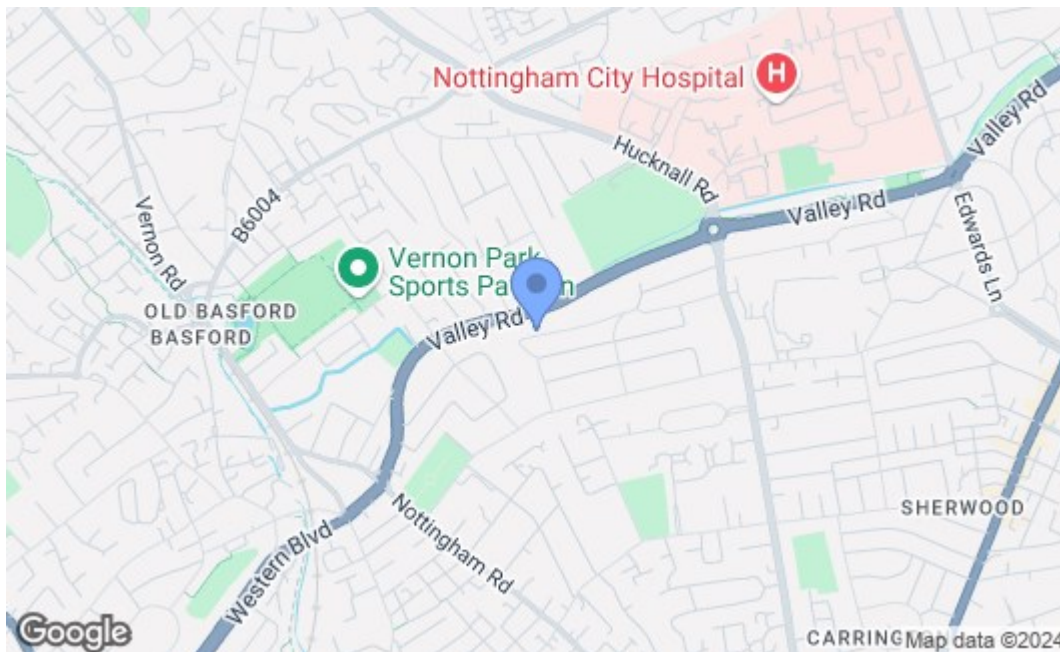
Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





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