



Crich View,
Sherwood, Nottingham
NG5 4BS

£290,000 Freehold



Nestled in a peaceful cul-de-sac in Sherwood, Nottingham, this quirky and characterful three-bedroom link-detached family home offers an abundance of charm, space, and stunning views. Perfectly positioned for a relaxed lifestyle, this property presents a unique opportunity for those seeking a comfortable family home with a personal touch.

Upon entry, you are greeted by a welcoming hallway that sets the tone for the rest of the home, providing access to all key rooms on the ground floor. From the hallway, you step into the spacious lounge/diner, a versatile and inviting space perfect for family gatherings or unwinding after a long day. The natural light that flows through the large windows enhances the atmosphere, making it an ideal setting for any occasion.

The adjacent conservatory offers an additional area for relaxation or entertaining, allowing you to enjoy the stunning views of the surrounding area no matter the weather.

Upstairs, you'll find three well-proportioned bedrooms, each offering comfort and flexibility. Whether you need a home office, a guest room, or space for the kids, these rooms are ready to accommodate your needs. The family bathroom is conveniently located on this floor, offering a practical and functional space for the whole family.

Step outside to the enclosed rear garden, where you can relax and take in the panoramic views that make this property truly special. The garden provides a peaceful retreat with plenty of room for outdoor activities. To the front of the property, there is a driveway and garage offering ample off-road parking and storage space.

Situated in a quiet cul-de-sac, this home offers both tranquillity and convenience, with local amenities, schools, and transport links just a short distance away.



Front of Property

To the front of the property there is a driveway providing off the road parking, a letterbox, gravelled front garden.

Entrance Hallway

Composite entrance door with double glazed panel to the side to the front elevation leading into the entrance hallway comprising wood effect laminate flooring, wall mounted radiator, carpeted stairway leading to the first floor landing, panelled door leading to lounge diner.

Lounge Diner

24'7" x 13'5" approx (7.51 x 4.11 approx)

Large UPVC double glazed window to the front elevation, two wall mounted radiators, wood effect laminate flooring, sliding door to the kitchen, single glazed window and door to the conservatory, coving to the ceiling.

Kitchen

7'4" x 11'3" approx (2.24 x 3.44 approx)

Continuation of wood effect laminate flooring, single glazed window to the conservatory, a range of matching wall and base units with work surfaces over incorporating a sink and drainer unit with mixer tap over, UPVC double glazed door to the side elevation, electric NEFF oven with NEFF induction hob above, integrated 70/30 Bosch fridge freezer, integrated Bosch dishwasher, integrated Bosch washing machine, birch ply splashbacks.

Conservatory

15'10" x 7'11" approx (4.83 x 2.42 approx)

Wood effect laminate flooring, UPVC double glazed windows surrounding, UPVC double glazed door to the rear leading to rear garden, wall mounted radiator.

First Floor Landing

Carpeted flooring, UPVC double glazed window to the side elevation, access to loft, doors leading off to rooms.

Bedroom One

12'2" x 9'6" approx (3.71 x 2.90 approx)

Carpeted flooring, UPVC double glazed window to the front elevation, wall mounted radiator.

Bedroom Two

11'5" x 9'3" approx (3.50 x 2.84 approx)

Carpeted flooring, UPVC double glazed window to the rear elevation, wall mounted radiator.

Bedroom Three

7'7" x 6'11" approx (2.32 x 2.12 approx)

Carpeted flooring, UPVC double glazed window to the rear elevation, wall mounted radiator.

Bathroom

6'11" x 8'5" approx (2.12 x 2.57 approx)

Linoleum flooring, UPVC double glazed window to the front elevation, tall vertical wall mounted radiator, WC, wash hand basin with matte black mixer tap over, tiled splashbacks, corner shower enclosure with matte black mains-fed shower, shaver point, built in storage cupboard.

Rear of Property

To the rear of the property there is an decked area with incredible views of the surrounding area with steps leading down to the lawned garden, wall and fencing to the boundaries, side access to the front of the property.

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

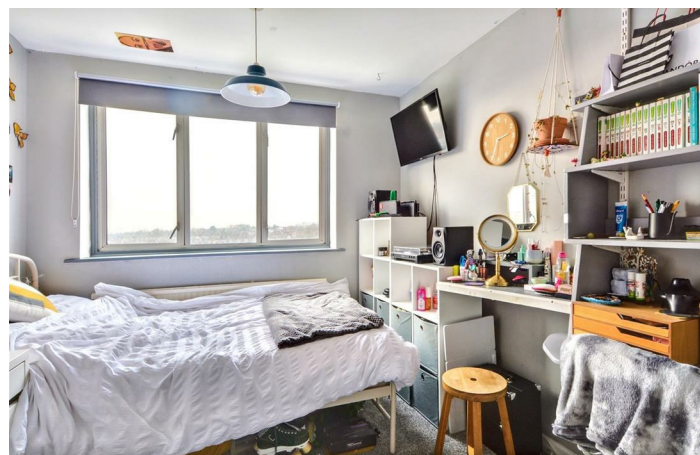
Flood Risk: No flooding in the past 5 years

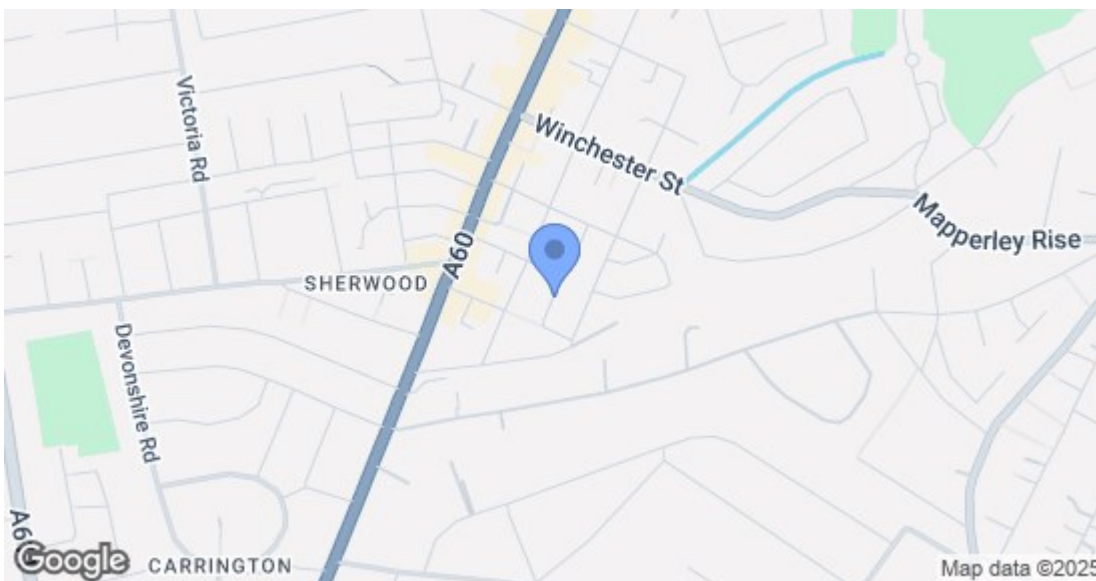
Flood Defences: No

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.