



Costock Avenue,  
Sherwood, Nottingham  
NG5 3AS

**£270,000 Freehold**



\*\* GUIDE PRICE £270,000 - £280,000 \*\*

Robert Ellis Estate Agents are delighted to bring to the market this RECENTLY MODERNISED, THREE BEDROOM, SEMI DETACHED FAMILY HOME SITUATED IN SHERWOOD, NOTTINGHAM.

The property is ideally located within walking distance of Sherwood's high street, which offers a mixture of restaurants, bars, and retail shops. There are transport links on Hucknall Road and Valley Road, allowing access to Nottingham City centre and surrounding areas, alongside community via the M1.

Upon entry, you are welcomed into the hallway which leads through to the lounge, dining room, conservatory and modernised kitchen with fitted units. Off the hallway is the also access to the stairs leading down to the cellar which offers four rooms to be used as storage.

Stairs lead to landing, first double bedroom, second double bedroom, third single bedroom and family bathroom featuring a three piece suite hosting a corner shower.

The property offers a low maintenance front food with artificial lawn and gated access to the block paved driveway. To the side is a car port with double door access to the front and rear, with the rear leading to the detached garage and rear garden. The rear garden is split into tiers offering patio areas, laid to lawn and flower beds/ shrubbery.

A viewing is **HIGHLY RECOMMENDED** to appreciate this FANTASTIC FAMILY HOME - Contact the office now to arrange your viewing before it is too late!



### Hallway

15'5" x 6'4" approx (4.71m x 1.95m approx)  
Laminate flooring, UPVC double glazed opaque front door, stained glass window to the side, radiator.

### Lounge

11'11" x 12'10" approx (3.65m x 3.93m approx)  
UPVC double glazed bay window to the front, radiator, wall mounted curved radiator, feature fireplace with marble surround and wooden hearth, laminate flooring.

### Dining Room

10'9" x 10'10" approx (3.29m x 3.32m approx)  
LVT flooring, double radiator, wall mounted curved radiator, UPVC double glazed French doors and window into:

### Conservatory

11'3" x 9'9" approx (3.45m x 2.99m approx)  
Tiled flooring, two radiators, double glazed wooden frame windows, opaque to the right hand side, double glazed wooden frame French doors to the rear garden.

### Kitchen

10'8" x 7'3" approx (3.27m x 2.22m approx)  
Tiled flooring, fitted wall and base units and partially tiled walls, four ring gas hob with extractor fan above and integrated oven below, composite sink with dual heat tap, UPVC double glazed windows to the side and rear, UPVC double glazed opaque rear door, boiler and tall wall mounted radiator, space for a washing machine and fridge freezer.

### Cellar

15'7" x 27'3" approx (4.77m x 8.31m approx)  
The cellar is split into four sections, electric meter, ideal for storage.

### First Floor Landing

7'10" x 7'3" approx (2.4m x 2.23m approx)  
Carpeted flooring, UPVC double glazed opaque window, doors to:

### Bedroom 1

10'11" x 15'5" approx (3.35m x 4.71m approx)  
Laminate flooring, double wall mounted radiator and second wall mounted radiator, UPVC double glazed bay window, feature fireplace with marble surround and hearth.

### Bedroom 2

10'10" x 10'11" approx (3.31m x 3.33m approx)  
Laminate flooring, UPVC double glazed window, two wall mounted radiators.

### Bedroom 3

8'4" x 7'4" approx (2.55m x 2.26m approx)  
Oak flooring, wall mounted double radiator, UPVC double glazed window.

### Bathroom

7'2" x 7'6" approx (2.2m x 2.29m approx)  
Tiled flooring, fully tiled walls, UPVC double glazed opaque window, wall mounted double radiator and wall mounted towel radiator, corner shower with hand held shower, low flush w.c., sink with dual heat tap and storage underneath.

### Outside

To the front there is a gated driveway, low maintenance front garden with artificial lawn and flower beds for shrubbery.

The rear garden is split into tiers, a patio with steps that lead down to the second tier which is laid to lawn with shrubbery and to the further tier which is a patio area.

### Car Port

7'6" x 18'0" approx (2.29m x 5.51m approx)  
Access at the front and rear, both with wooden doors.

### Detached Garage

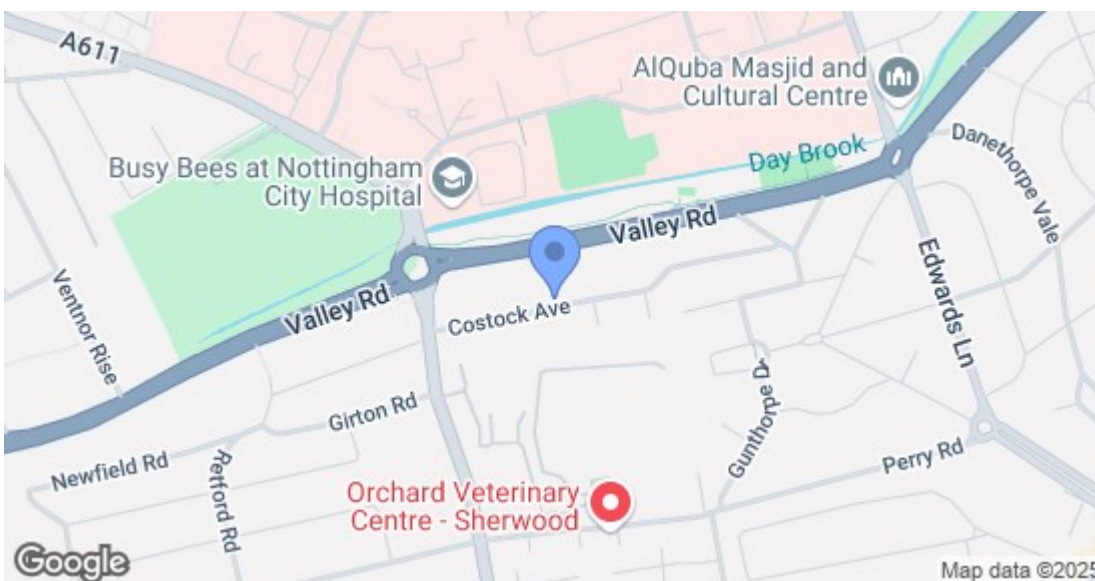
Ideal for storage.

### Additional Information

Electricity – Mains supply  
Water – Mains supply  
Heating – Gas central heating  
Septic Tank – No  
Broadband – BT, Sky, Virgin  
Broadband Speed - Standard 12mbps Superfast 80mbps Ultrafast 1000mbps  
Phone Signal – 02, Three, Vodafone, EE  
Sewage – Mains supply  
Flood Risk – No, surface water low  
Flood Defenses – No  
Non-Standard Construction – No  
Any Legal Restrictions – No  
Other Material Issues – No



Robert Ellis  
ESTATE AGENTS



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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.