

# Robert Ellis

*look no further...*



Costock Avenue,  
Sherwood, Nottingham  
NG5 3AR

**£220,000 Freehold**

0115 648 5485



/robertellisestateagent



@robertellisea





**\*\*MUST VIEW! STUNNING FAMILY HOME!\*\***

Located in the vibrant area of Sherwood, this delightful three-bedroom semi-detached home combines modern living with an unbeatable location. Just a short stroll from Sherwood High Street, you'll have access to a variety of shops, restaurants, and bars, making it a lively and convenient spot to call home. With excellent transport links and Nottingham City Hospital nearby, it's perfect for both professionals and families. The property features a driveway for two cars at the front and includes a security camera system for added peace of mind.

Inside, the kitchen is functional and spacious, with a pantry and a Range cooker, offering plenty of storage and cooking space. The home also offers three well-sized bedrooms, and a newly refitted first-floor bathroom with a modern finish.

The snug/dining room is a warm and welcoming space, complete with a log-burning fireplace that adds character and charm. The property benefits from double glazing, gas central heating, and recent upgrades like new cladding and floor insulation, ensuring comfort and energy efficiency throughout the year.

The rear garden is a standout feature, offering full two-tier decking, a pond, and a waterfall, creating a tranquil outdoor retreat. The shed, complete with power and lighting, provides versatile storage space. This home is perfect for those seeking a modern lifestyle with easy access to everything Sherwood has to offer.

**DO NOT MISS OUT, CALL US TODAY TO ARRANGE YOUR VIEWING!**





### Lean-to

5'1" x 16'3" max (1.55m x 4.96m max)

This room is used as a utility area and has double glazed French doors to the front, double glazed windows and French doors to the rear, base units and work surface, door to:

### Hallway

Laminate flooring, wall mounted radiator, stairs to the first floor, archway to the dining room, lounge and kitchen.

### Dining Room

??? 12'8" max (??? 3.88m max)

Double glazed bay window to the front, wood flooring, solid wood door, feature wall with integrated log burner, built-in storage, TV point, wall mounted radiator and electric meter.

### Kitchen

15'5" x 7'1" max (4.71m x 2.17m max)

Lino flooring, double glazed window and French doors to the rear, doors to pantry which is ideal for storage, range of wall, base and drawer units with work surfaces over, inset sink and drainer with mixer tap, Range oven with five ring induction hob above and cooker hood over, spotlights to the ceiling, space for a fridge freezer, built-in dishwasher, Milano Aruba vertical oval radiator, splashbacks.

### Lounge

16'11" x 11'0" max (5.18m x 3.37m max)

Solid wood flooring, solid wood door, double glazed bay French door to the front with glazed side panels, electric fireplace, TV point and wall mounted radiator.

### First Floor Landing

Stairs to the first floor, carpeted flooring, double glazed window to the side and doors to:

### Bedroom 1

13'11" x 11'0" max (4.26m x 3.37m max)

Carpeted flooring, wall mounted radiator, double glazed bay window to the front, built-in storage.

### Bedroom 2

10'5" x 10'6" max (3.19m x 3.21m max)

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

### Bedroom 3

6'8" x 12'2" max (2.05m x 3.72m max)

Laminae flooring, wall mounted radiator, double glazed window to the rear.

### Bathroom

7'1" x 5'11" max (2.16m x 1.82m max)

Tiled flooring, tiled splashbacks, double glazed window to the side, low flush w.c., wash hand basin with mixer tap, bath with mixer tap and electric shower above, heated towel rail.

### Outside

There is a driveway for two cars at the front and there is a patio area with steps leading to the front door. Gated access with fencing to the boundaries, bin access and permit on street parking.

To the rear there is decking throughout over two tiers. The first tier has a built-in pond with a waterfall. Garden shed with power and lighting, garden table and chairs, fencing to the boundaries, plants and shrubs to the borders.

### Agents Notes

There is cladding at the front of the property which was installed in December 2022 and the property was also fully insulated in December 2022. The combi boiler was also installed in 2022.

### Council Tax

Nottingham Council Band A

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 5mbps Superfast 62mbps Ultrafast 1800mbps

Phone Signal – 02, Vodafone, Three, EE

Sewage – Mains supply

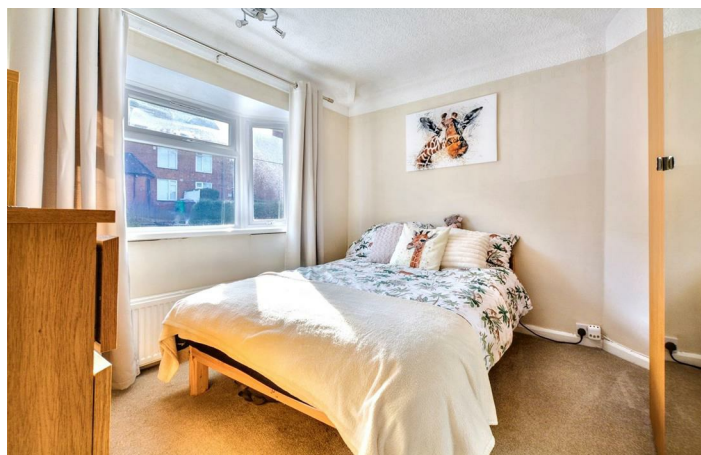
Flood Risk – No, surface water very low

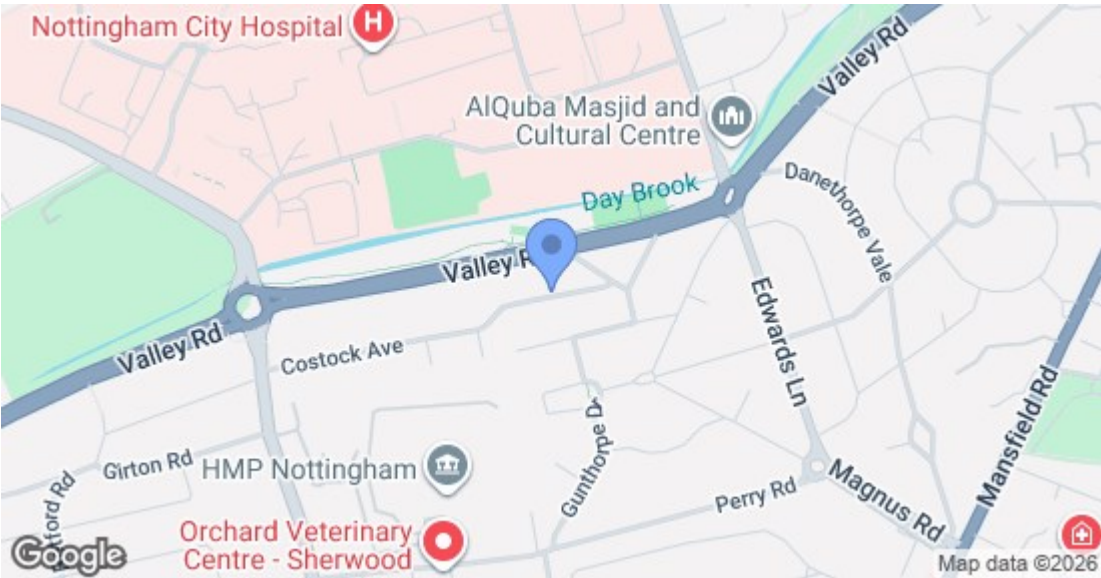
Flood Defenses – No

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		84
(81-91) B		
(69-80) C	71	
(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 <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		
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.