



**Edwards Lane
Sherwood, Nottingham NG5 3HZ**

**AN IMPROVED AND RENOVATED FOUR
BEDROOM SEMI-DETACHED FAMILY
PROPERTY**

Offers Around £325,000 Freehold



Robert Ellis Estate Agents are delighted to bring to the market this FANTASTIC FOUR BEDROOM, SEMI-DETACHED FAMILY HOME, ideally situated in the ever-popular area of SHERWOOD, NOTTINGHAM.

This property is perfectly located within walking distance of the City Hospital, with easy access to the MediLink, offering direct transport to the Queen's Medical Centre—making it an ideal purchase for doctors, nurses, and medical professionals.

The home has undergone an extensive programme of refurbishment by the current owners and benefits from a refitted kitchen and bathrooms, full double glazing, and gas central heating throughout.

Constructed of brick to the external elevation under a tiled roof, this spacious family home offers modern living across three floors.

In brief, the accommodation comprises:

Entrance hallway with access to a ground floor W/C, a stunning open-plan living space incorporating a spacious lounge, dining area, and a beautifully refitted kitchen. Double glazed French doors open out to the enclosed rear garden—perfect for entertaining and family living.

To the first floor are two generous double bedrooms, both with fitted wardrobes, and a stylish refitted family bathroom. A further staircase leads to the second-floor landing which gives access to two additional double bedrooms and a contemporary refitted shower room.

Externally, the property stands back from the road with a block-paved driveway providing off-street parking and a stone boundary wall with a pathway leading to the front entrance. The rear garden is fully enclosed and mainly laid to lawn—ideal for children, pets, and outdoor gatherings.

A viewing is **HIGHLY RECOMMENDED** to fully appreciate this beautifully presented, deceptively spacious home. Contact the office today to arrange your private appointment!



Front of Property

To the front of the property there is a block paved driveway providing ample off the road vehicle hardstanding, fencing to the boundaries.

Entrance Hallway

UPVC double glazed entrance door to the front elevation, staircase leading to the first floor landing, laminate floor covering, ceiling light point, panelled doors leading off to;

Ground Floor Cloakroom

5'09 x 4' approx (1.75m x 1.22m approx)

Vanity wash hand basin with storage cabinet below, low level flush WC, chrome heated towel rail, tiled splashbacks, large format tiling to the floor, ceiling light point, extractor fan.

Open Plan Lounge Diner

Living Area

14'04 x 15'03 approx (4.37m x 4.65m approx)

UPVC double glazed picture window to the front elevation, wall mounted radiator, laminate floor covering, open through to dining kitchen.

Dining Kitchen

18'3 x 9'1 approx (5.56m x 2.77m approx)

With a range of matching contemporary wall and base units incorporating laminate work surfaces above, 1 1/2 bowl stainless steel sink with swan neck mixer tap over, integrated oven with five ring stainless steel gas hob with extractor hood above, UPVC double glazed French doors leading to enclosed landscaped rear garden, tiling to the floor, tiled splashbacks, recessed spotlights to the ceiling, wall mounted radiator, ample space for dining table, display cabinets, Ideal gas central heating combination boiler housed within matching consumer unit, integrated dishwasher, integrated washing machine, integrated fridge freezer.

First Floor Landing

UPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point, staircase leading to the second floor landing, with panelled doors leading off to;

Family Bathroom

7'11 x 6'01 approx (2.41m x 1.85m approx)

Modern white three piece suite comprising panelled bath with mixer shower attachment over, low level flush WC, wall hung vanity wash hand basin with storage cupboards below, UPVC double glazed window to the side elevation, chrome heated towel rail, tiling to the floor, tiled splashbacks, extractor fan, shaver point.

Bedroom One

12'8 x 9'2 approx (3.86m x 2.79m approx)

This double bedroom benefits from having UPVC double glazed window to the rear elevation with picturesque elevated views over

Sherwood dales, built-in wardrobes, wall mounted radiator, ceiling light point.

Bedroom Two

8'10 x 11'06 approx (2.69m x 3.51m approx)

This double bedroom benefits from having UPVC double glazed window to the front elevation, built-in wardrobes, wall mounted radiator, ceiling light point.

Second Floor Landing

Ceiling light point, panelled doors leading off to;

Shower Room

6'01 x 6'01 approx (1.85m x 1.85m approx)

UPVC double glazed window to the front elevation, wall mounted radiator, walk-in shower enclosure with mains fed rain water shower above, vanity wash hand basin with storage cupboards below, tiling to the floor, tiled splashbacks, extractor fan, chrome heated towel rail.

Bedroom Three

11'09 x 9' approx (3.58m x 2.74m approx)

This double bedroom benefits from having UPVC double glazed window to the rear elevation, built-in wardrobes, Velux roof light providing natural daylight to the bedroom, wall mounted radiator, ceiling light point.

Bedroom Four

11'07 x 10'8 approx (3.53m x 3.25m approx)

This double bedroom benefits from having having UPVC double glazed window to the front elevation, built-in wardrobes, wall mounted radiator, ceiling light point.

Rear of Property

To the rear of the property there is an enclosed rear garden being laid mainly to lawn with fencing to the boundaries and paved patio area.

Agents Notes: Additional Information

Council Tax Band: E

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

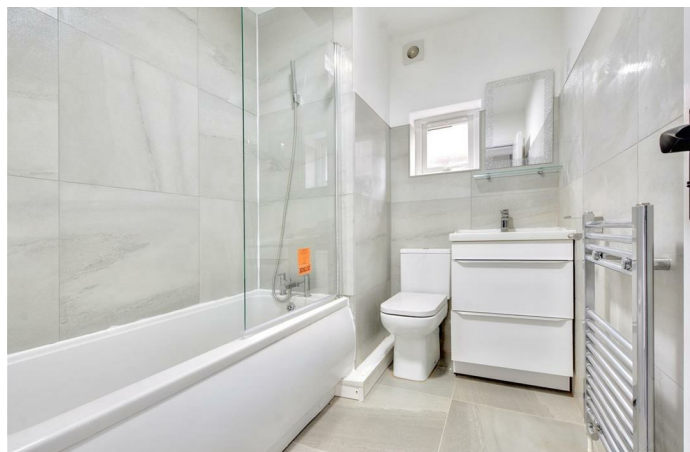
Flood Risk: No flooding in the past 5 years

Flood Defences: No

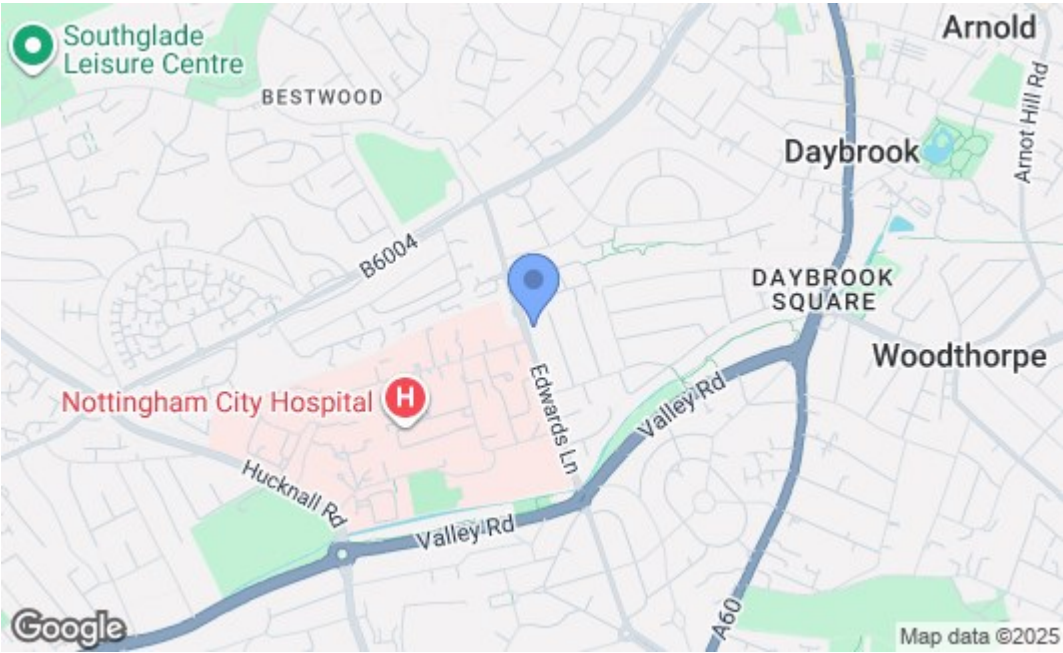
Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No



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		
		70
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		
		41
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.