



Newfield Road
Sherwood, Nottingham NG5 1HF

A SPACIOUS THREE DOUBLE BEDROOM
DETACHED FAMILY PROPERTY.

Offers Over £290,000 Freehold



Guide Price £290,000 - £310,000

Traditional Detached Family Home in Sought-After Sherwood Location

This charming traditional-style detached house, located just a stone's throw from Nottingham City Hospital, offers an abundance of living space and potential, making it an ideal family home. With three generously sized double bedrooms and ample room for entertaining, this property presents an excellent opportunity to settle in one of the most desirable areas in Sherwood.

As you step through the front door, you're welcomed into a bright entrance hall with stylish laminate flooring. The spacious lounge, featuring a large bow window, allows natural light to flood the room, enhancing the welcoming atmosphere. A cozy fireplace adds a touch of character and warmth, perfect for those cooler evenings. The laminate flooring extends seamlessly into the dining room.

The well-appointed breakfast kitchen is fitted with a comprehensive range of base and eye-level units, providing ample storage and preparation space. It comes equipped with an integrated oven, hob, and extractor fan, offering a functional yet stylish space for cooking and casual dining.

The property offers a fully tiled bathroom with a clean white suite and a mixer shower, ensuring comfort and practicality. Additionally, the separate WC and a separate shower space with a modern cubicle and mains shower offer added convenience for a busy household.

The home is equipped with combination gas central heating, UPVC double glazing, and an alarm system, ensuring comfort, energy efficiency, and peace of mind. The block-paved driveway provides off-road parking for several vehicles, and the garage, with its electric roller door, adds further practical storage space.

Step outside to the tiered rear garden, which features a decked area ideal for outdoor dining or simply relaxing in a private setting. With partial views across the local area, this outdoor space is perfect for entertaining or enjoying the sunshine.

This property is offered with no upward chain, making it an excellent choice for those looking for a smooth, hassle-free move. Situated in a sought-after location, just moments from Nottingham City Hospital and local amenities, this home truly offers the perfect combination of space, comfort, and convenience.

Contact Robert Ellis to arrange your viewing today, Selling with No upward chain.



Front of Property

To the front of the property there is a spacious block paved driveway providing ample off the road vehicle hardstanding, brick built wall to the front boundary, access to the integral garage with electric roller shutter door.

Entrance Hallway

9' x 7'7 approx (2.74m x 2.31m approx)

Glazed entrance door to the front elevation, carpeted staircase leading to the first floor landing, wall mounted radiator, laminate floor covering, coving to the ceiling, useful additional storage cupboard housing alarm control panel, under stairs storage space, panelled doors leading through too;

Fitted Kitchen

10'6 x 15'10 approx (3.20m x 4.83m approx)

With a range of matching wall and base units incorporating laminate work surface over, inset 1 1/2 bowl ceramic sink with mixer tap above, integrated oven with four ring stainless steel hob over and extractor hood above, tiled splashbacks, UPVC double glazed picture window with magnificent views to the rear elevation, ceiling light point, wall mounted radiator, linoleum floor covering, space and plumbing for automatic washing machine, space and point for freestanding fridge freezer, refitted Worcester Bosch gas central heating combination boiler fitted in 2024 providing instant hot water and central heating to the property, ample storage cabinets with pantry, internal access to integral garage.

Integral Garage

13'4 x 18'5 approx (4.06m x 5.61m approx)

Roller electric shutter door to the front elevation, UPVC double glazed window to the front elevation with UPVC double glazed door providing access to the raised decked area and enclosed landscaped rear garden.

Lobby

Quarry tile flooring, panelled door leading to understairs storage cupboard housing electric meter, gas meter and electrical consumer unit.

Living Room

18'4 x 10'9 approx (5.59m x 3.28m approx)

UPVC double glazed sectional bay window to the front elevation, two wall mounted radiators, coving to the ceiling, laminate floor covering, feature fireplace incorporating a wooden surround, tiled hearth and back panel with living flame gas fire, internal French doors leading through to dining room.

Dining Room

10'6 x 9'11 approx (3.20m x 3.02m approx)

UPVC double glazed window to the rear elevation, ceiling light point, coving to the ceiling, wall mounted radiator, laminate floor covering, internal French doors leading to the living room.

First Floor Landing

UPVC double glazed leaded window to the side elevation, loft access hatch, coving to the ceiling, dado rail, panelled doors leading off to;

WC

5'8 x 2'7 approx (1.73m x 0.79m approx)

UPVC double glazed window to the rear elevation, low level flush WC, tiling to the floor.

Family Bathroom

5'7 x 6'11 approx (1.70m x 2.11m approx)

UPVC double glazed window to the rear elevation, panelled bath with mixer shower attachment over, pedestal wash hand basin, tiled splashbacks, tiling to the floor, wall mounted radiator, UPVC double glazed window to the rear elevation, ceiling light point, coving to the ceiling.

Shower Room

5'7 x 2'9 approx (1.70m x 0.84m approx)

Laminate floor covering, shower enclosure with mains fed shower and rainwater shower head above, ceiling light point, extractor unit.

Bedroom One

11'2 x 16'04 approx (3.40m x 4.98m approx)

UPVC double glazed leaded window to the front elevation, ceiling light point, wall mounted radiator, coving to the ceiling.

Bedroom Two

12'11 x 10'8 approx (3.94m x 3.25m approx)

UPVC double glazed window to the rear elevation, wall mounted radiator, ceiling light point, built-in wardrobes providing ample additional storage space.

Bedroom Three

10'9 x 9'10 approx (3.28m x 3.00m approx)

UPVC double glazed leaded window to the front elevation, wall mounted radiator, ceiling light point, coving to the ceiling.

Rear of Property

To the rear of the property there is an enclosed landscaped rear garden incorporating a raised deck with magnificent views over Nottingham, inset lighting to the decking, steps leading down to the tiered garden incorporating paved patio areas, tiered lawns, hedges fencing and mature trees to the borders, access to the brick built stores.

Brick Built Store One

5'06 x 6'09 approx (1.68m x 2.06m approx)

Brick Built Store Two

5'09 x 6'03 approx (1.75m x 1.91m approx)

Cellar

9'6 x 9'11 approx (2.90m x 3.02m approx)

This useful additional cellar/workshop offers versatile storage/space.

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

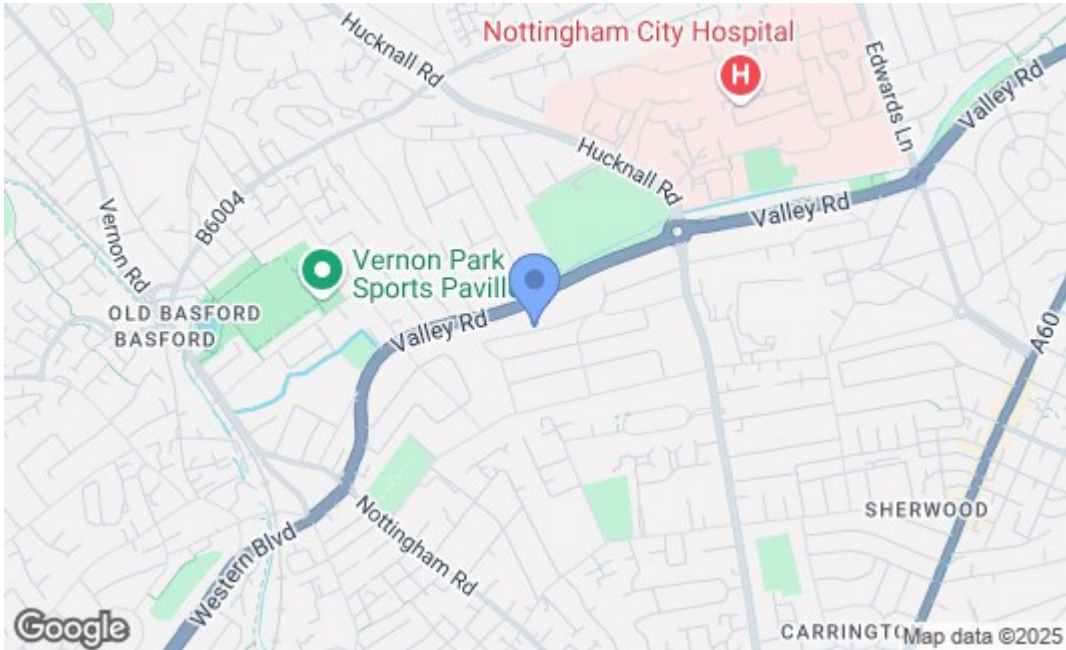
Flood Defences: No

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 | 56 | |
| (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.