



Percival Road  
Sherwood, Nottingham NG5 2EZ

A THREE BEDROOM DETACHED  
EDWARDIAN FAMILY PROPERTY

**Asking Price £375,000 Freehold**





A Charming Edwardian Detached Home in the Heart of Sherwood!

This beautifully presented Edwardian detached house offers a perfect blend of timeless elegance and modern comfort. Located in the ever-popular area of Sherwood, the property boasts three generous double bedrooms and a wealth of character features throughout such as the original leaded stained-glass windows downstairs, adding a touch of period charm.

The welcoming living room enjoys a box bay window and an inset gas fire, while a separate sitting room adds versatility to the ground floor layout. At the heart of the home is the spacious dining kitchen featuring a contemporary designed woodburning stove, fitted with ample storage units and complemented by an adjoining sitting area that opens onto the rear garden via stylish bi-fold doors – perfect for both everyday living and entertaining.

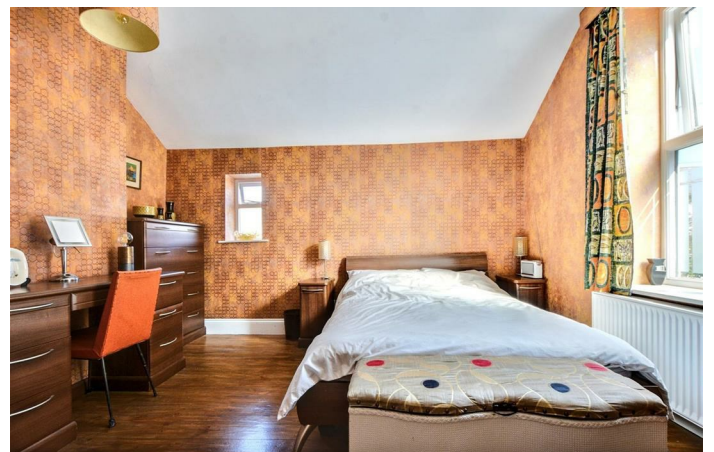
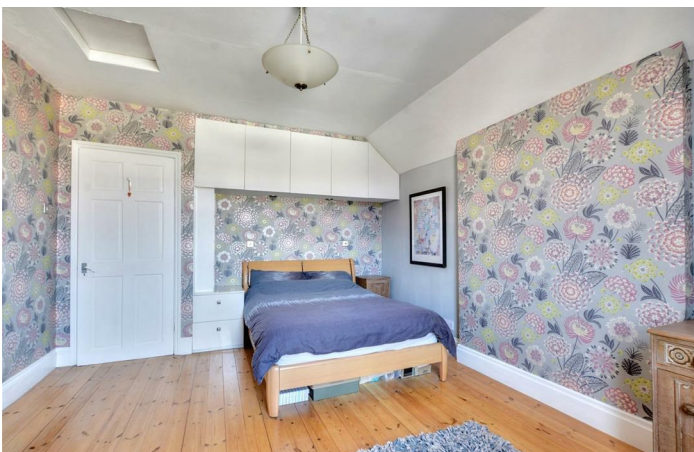
Further ground floor accommodation includes a side lobby currently utilised as utility and storage space, and an additional shower room, offering convenience for busy family life.

Upstairs, the property boasts three double bedrooms, the first-floor bathroom is fitted with a modern white suite and shower. The property also benefits from combination gas central heating and majority hardwood frame double glazing.

Outside, a driveway provides off-road parking and leads to a garage offering further storage. The enclosed south-facing rear garden is a true hidden gem – a private, mature space featuring a decked seating area, raised flower beds, lawned area, and a pond with water feature. With natural screening providing privacy, it's an ideal spot to unwind.

A wonderful opportunity to purchase a characterful and spacious home in a desirable location, close to Sherwood's vibrant shops, cafes and excellent transport links.

Early viewing is highly recommended. Contact Robert Ellis to arrange your appointment.





### Front of Property

The property sits back from the road with walled boundaries and a pathway leading to the side entrance door, driveway providing access to integral garage.

### Entrance Hallway

12'10" x 6' approx (3.91m x 1.83m approx)

Glazed wooden entrance door to the side elevation with original stained-glass leaded window to the side and above, staircase leading to the first floor landing, under the stairs storage cupboard, wall mounted radiator, ceiling light point, original coving to the ceiling, dado rail, panelled doors leading off to;

### Living Room

12'4" x 13' approx (3.76m x 3.96m approx)

Two secondary glazed hinge-opening windows to the front elevation with additional secondary glazed stained glass leaded window to the side elevation, coving to the ceiling, ceiling light point, dado rail, inset stainless steel living flame gas fireplace.

### Second Reception Room

15'6" x 11'11" approx (4.72m x 3.63m approx)

This versatile second reception room comprises double glazed bay window to the front elevation, two wall mounted radiators, coving to the ceiling, ceiling light point.

### Dining Kitchen

12'2" x 19'10" approx (3.71m x 6.05m approx)

With a range of matching wall and base units incorporating laminate worksurface above, 1 1/2 bowl stainless steel sink with mixer tap over, four ring stainless steel gas hob with extractor hood above, integrated double oven, mosaic tiled splashbacks, space and plumbing for freestanding dishwasher, wooden flooring, wall mounted double radiator, ceiling light point, panelled door leading through to second reception, panelled door leading through to entrance hallway, panelled door to pantry, integrated fridge, bi-folding double glazed doors leading to the landscaped courtyard style rear garden, Velux roof lights, recessed spotlights to the ceiling, opening to additional L-shaped reception, vaulted ceiling providing open airy feel.

### Pantry

2'8" x 5'8" approx (0.81m x 1.73m approx)

With shelving providing ample additional storage space, space and plumbing for automatic washing machine, light and power.

### Seating/Dining Area

15'11" x 13'1" approx (4.85m x 3.99m approx)

Opening to main kitchen diner, wall mounted radiator, double glazed window to the rear elevation with views over the private rear garden, cast iron contemporary wood burner, recessed spotlights to the ceiling, velux roof light providing ample natural daylight, vaulted ceiling providing open airy feel, strip wood flooring, glazed door leading through to the utility/side lobby.

### Side Lobby

5'10" x 6'7" approx (1.78m x 2.01m approx)

Window to the side elevation, tiling to the floor, ceiling light point, shelving providing useful additional storage space with internal glazed door leading to the ground floor shower room.

### Ground Floor Shower Room

6' x 6'5" approx (1.83m x 1.96m approx)

Windows to side and rear elevations, walk-in shower enclosure featuring rainwater shower head above, vanity wash hand basin with storage cupboards below, low level flush WC, tiling to the floor, tiling to the walls, recessed spotlights to the ceiling, chrome heated towel rail, vaulted ceiling.

### First Floor Landing

Double glazed window to the side elevation, wall mounted radiator, ceiling light point, panelled doors leading off to;

### Bedroom One

13'2" x 11'8" approx (4.01m x 3.56m approx)

Double glazed window to the front elevation, wall mounted radiator, ceiling light point, strip wood flooring, loft access hatch, built-in over-bed cupboards providing useful additional storage space with recessed lighting.

### Bedroom Two

12'1" x 12'8" approx (3.68m x 3.86m approx)

Window to both the front and side elevations, wall mounted radiator, ceiling light point, wood flooring, built in wardrobes providing ample additional storage space.

### Bedroom Three

9'11" x 11'11" approx (3.02m x 3.63m approx)

This third double bedroom comprises double glazed window to the rear elevation, wall mounted radiator, ceiling light point, strip wood flooring, built-in wardrobes providing ample storage space

### Family Bathroom

6'8" x 6'3" approx (2.03m x 1.91m approx)

Three piece suite comprising panelled bath with mains fed shower above, vanity wash hand basin with storage cupboards below, low level flush WC, chrome heated towel rail, tiled splashbacks, recessed spotlights to the ceiling, additional cupboard and shelving providing further storage space, double glazed window to the rear elevation, extractor fan.

### Rear of Property

To the rear of the property there is a south-facing enclosed landscaped rear garden with mature shrubs and trees planted to the borders, fencing providing ideal screening, raised brick walls creating flower beds, large feature decorative pond with water feature above, lawned area, spacious decked area, low maintenance gravelled area, pergola providing additional screening, tiled pathway, secure gated access to the front of the property, external lighting,

### Integral Garage

14'5" x 6'10" approx (4.39m x 2.08m approx)

Double doors to the front elevation, shelving for ample storage space, light and power, rear access pedestrian door, steps leading up to the rear garden.

### Agents Notes: Additional Information

Council Tax Band: D

Local Authority: Nottingham

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 20mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

Flood Defences: No

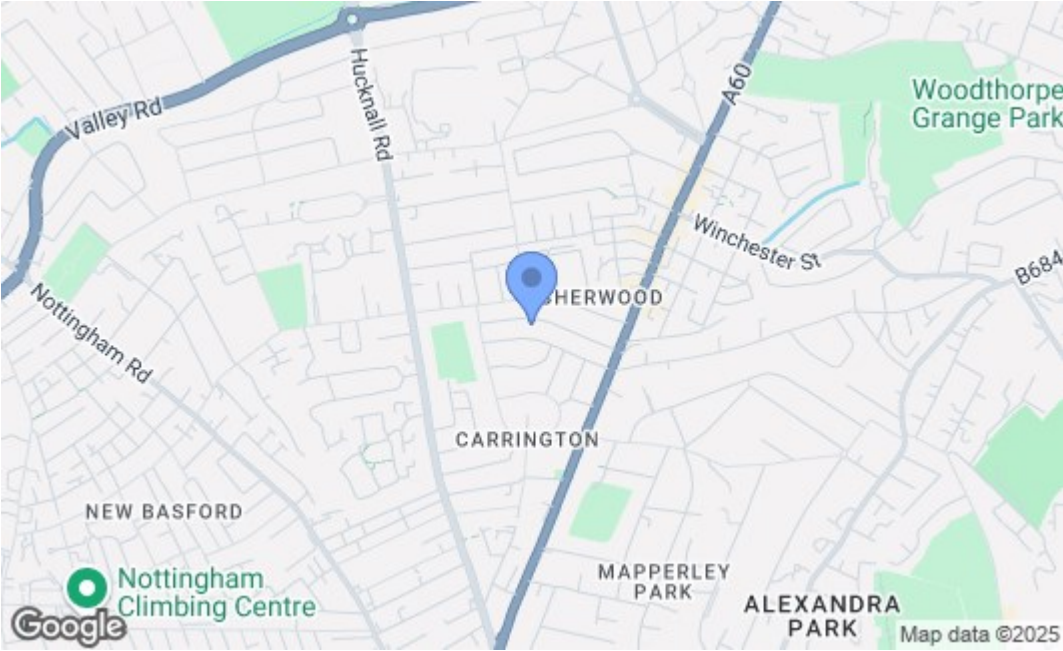
Non-Standard Construction: No

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		
	49	78
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.