



**Westbury Road  
Sherwood, Nottingham NG5 1EP**

**Guide Price £350,000 Freehold**

AN EXTENDED FOUR/FIVE BED EXTENDED  
SEMI-DETACHED FAMILY PROPERTY.





\*\*\*GUIDE PRICE £350,000 - £375,000\*\*\*

#### PERFECT FOR FAMILIES – EXTENDED & VERSATILE LIVING SPACE

Robert Ellis Estate Agents are delighted to present this substantial and extended FOUR/FIVE BEDROOM semi-detached family home, situated in the ever-popular Sherwood area of Nottingham.

Ideally positioned within easy reach of Sherwood High Street and Nottingham City Centre, the property enjoys access to a wealth of local amenities including independent cafés, supermarkets, pubs, and well-regarded schools. Excellent transport links via local bus routes ensure convenient travel throughout the city and beyond.

The spacious accommodation comprises: entrance hallway, three reception rooms, an impressive open-plan living/dining kitchen, four bedrooms (with the option for a fifth), and three bathrooms, offering flexibility for growing families or those working from home.

Externally, the property features a driveway providing off-street parking, a generous enclosed rear garden, and a detached summerhouse/annex – perfect for guest accommodation, a home office or gym.

Offered to the market with no upward chain, this superb home must be viewed to appreciate the size and potential on offer.

Contact Robert Ellis today to arrange your viewing!



### Entrance Hallway

14' x 5'04 approx (4.27m x 1.63m approx)

Modern UPVC double glazed door to the front elevation with UPVC double glazed window to the side, staircase leading to the first floor landing, wall mounted radiator, laminate floor covering, ceiling light point, panelled doors leading off to:

### Ground Floor Cloakroom

2'7 x 5'09 approx (0.79m x 1.75m approx )

Low level flush WC, vanity wash hand basin with storage cupboard below, UPVC double glazed window to the side elevation, tiling to the floor, tiling to the walls, wall mounted radiator, extractor fan, ceiling light point.

### Living Room/Bedroom

15'04 x 10'03 approx (4.67m x 3.12m approx)

UPVC double glazed sectional leaded bay window to the front elevation, wall mounted radiator, ceiling light point, laminate floor covering.

### Spacious Reception

16'03 x 11'02 approx (4.95m x 3.40m approx )

UPVC double glazed window to the side elevation, ceiling light points, feature vertical radiator, wall mounted radiator, laminate floor covering, understairs storage, internal glazed bi-folding doors leading to open plan extended living dining kitchen.

### Understairs Storage

Providing useful additional storage space housing Worcester Bosch gas central heating boiler with space and plumbing for automatic washing machine, shelving offering additional storage space.

### Extended Living Dining Kitchen

24'6 x 14'07 approx (7.47m x 4.45m approx)

### Kitchen Dining Area

14'07 x 12'09 approx (4.45m x 3.89m approx)

This bright and open extended dining kitchen benefits from having a range of matching wall and base units with laminate worksurfaces over incorporating a stainless steel sink with mixer tap over, integrated as hob with stainless steel extractor hood over, integrated eye level oven with integrated microwave, integrated dishwasher, integrated fridge freezer, tiled splashbacks, recessed spotlights to the ceiling, Velux roof lights incorporating natural daylight, wall mounted radiator, ceiling light points, ample space for dining table, laminate floor covering, open through to extended reception room.

### Living Area

12'2 x 14'05 approx (3.71m x 4.39m approx)

With bi-folding doors to the rear elevation leading out to raised decked area and enclosed landscaped rear garden, recessed spotlights to the ceiling, sun lantern providing ample natural daylight, laminate floor covering, wall mounted air conditioning unit also including heating, open through to dining kitchen area.

### First Floor Landing

UPVC double glazed windows to front and side elevations, wall mounted radiator, study area, staircase leading to the second floor landing, panelled doors leading off to:

### Bedroom One

10'01 x 13' approx (3.07m x 3.96m approx )

UPVC double glazed sectional leaded bay window to the front elevation, wall mounted radiator, ceiling light point, built-in wardrobes with sliding mirrored doors providing ample additional storage space.

### Bedroom Two

10' x 13'10 approx (3.05m x 4.22m approx)

UPVC double glazed window to the rear elevation, wall mounted radiator, ceiling light point.

### Family Bathroom

9'06 x 6'07 approx (2.90m x 2.01m approx)

This spacious family bathroom benefits from having a modern white three piece suite comprising P-shaped panelled bath with mains fed rainwater shower head above, wall hung vanity wash hand basin with storage cupboards below, low level flush WC, two UPVC double glazed windows to the side elevation, wall mounted illuminated mirror, recessed spotlights to the ceiling, feature chrome heated towel rail, tiling to the floor, tiling to the walls.

### Second Floor Landing

UPVC double glazed window to the side elevation, ceiling light point, storage cupboard with shelving for additional storage space, panelled doors leading off to:

### Shower Room

7'06 x 3'10 approx (2.29m x 1.17m approx)

UPVC double glazed window to the rear elevation, walk-in shower enclosure with mains fed rainwater shower head above, semi-recessed vanity wash hand basin with storage cupboards below, low level flush WC, tiling to the floor, tiling to the walls, chrome heated towel rail, recessed spotlights to the ceiling, extractor fan.

### Bedroom Three

10'9 x 12'3 approx (3.28m x 3.73m approx)

UPVC double glazed window to the rear elevation, wall mounted radiator, recessed spotlights to the ceiling, recess offering space for freestanding wardrobe with additional cupboard built-in to chimney recess.

### Bedroom Four

9'6 x 12'8 approx (2.90m x 3.86m approx)

Two Velux style roof lights to the front elevation, wall mounted radiator, recessed spotlights to the ceiling.

### Outside

#### Front of Property

To the front of the property there is a block paved driveway providing ample off the road vehicle hardstanding, pathway and steps leading to the front entrance door with additional secure access to the rear garden via the side of the property.

#### Rear of Property

To the rear of the property there is an enclosed landscaped rear garden featuring raised decked area, paved patio areas with pathway leading to additional rear storage.

#### Rear Storage

10'2 x 8'9 approx (3.10m x 2.67m approx)

UPVC double glazed windows to the front elevation with light and power offering fantastic garden playroom, storage or home office subject to the buyers needs and requirements.

#### Bedroom/Home Office

9'05 x 8'03 approx (2.87m x 2.51m approx )

UPVC double glazed door to the front elevation, recessed spotlights to the ceiling, wall mounted heater with panelled door leading to en-suite shower room.

#### En-Suite Shower Room

3'1 x 9' approx (0.94m x 2.74m approx)

UPVC double glazed window to the front elevation, low level flush WC, vanity wash hand basin with storage cupboards below, shower enclosure featuring electric shower above, recessed spotlights to the ceiling, chrome heated towel rail, tiling to the floor, tiling to the walls.

#### Agents Notes: Additional Information

Council Tax Band: B

Local Authority: Nottingham

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 8mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

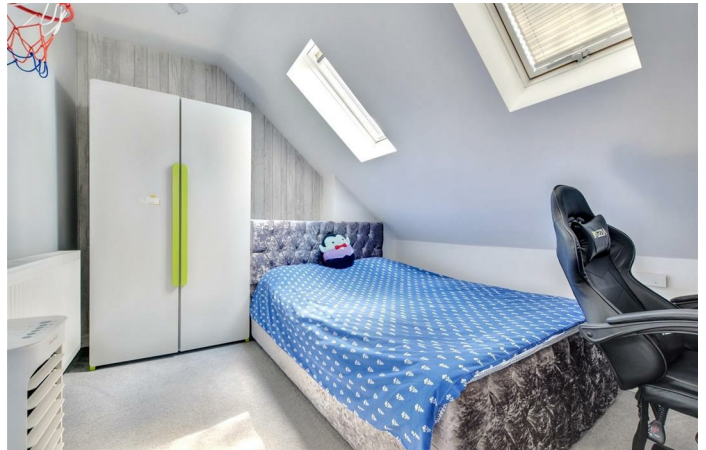
Flood Risk: No flooding in the past 5 years

Flood Defences: No

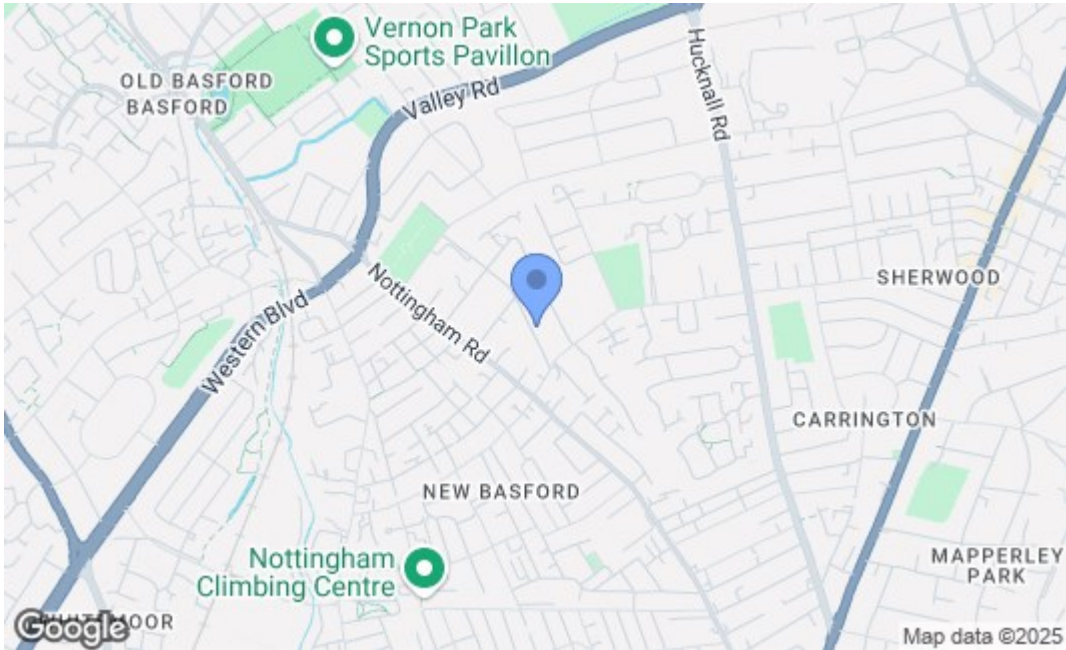
Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	72	
(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.