



**Weaving Gardens**  
**Sherwood, Nottingham NG5 3JH**

Immaculate 4-Bedroom Link-Detached Home |  
Weaving Gardens | High-Spec Finish  
Throughout

**Offers Over £360,000 Freehold**





Situated within a quiet and well-regarded family estate, this beautifully presented four-bedroom link-detached home offers a rare chance to enjoy all the benefits of a modern new-build—energy efficiency, secure construction, and contemporary design—without the usual teething issues or settling-in period. Positioned on a sought-after development just opposite Nottingham City Hospital, this home is ideally suited to families and professionals alike, combining generous living space with easy access to both the city and open countryside.

The property is set back from the road with off-street parking and welcomes you into a bright and stylish entrance hall, complete with sleek tiled flooring that flows seamlessly through the ground floor, excluding the lounge, which is finished with soft carpeting for added comfort. To the left is a modern downstairs WC, while to the right you'll find the heart of the home: a spacious and contemporary kitchen/diner fitted with a full suite of integrated white goods, plentiful storage, and room for a family-sized dining table—ideal for everyday living and entertaining.

To the rear, the bespoke carpeted lounge offers a real wow-factor, featuring built-in Bluetooth ceiling speakers, zonal heating, and French doors opening directly onto the rear garden. This thoughtful design creates a seamless transition between indoor comfort and outdoor enjoyment.

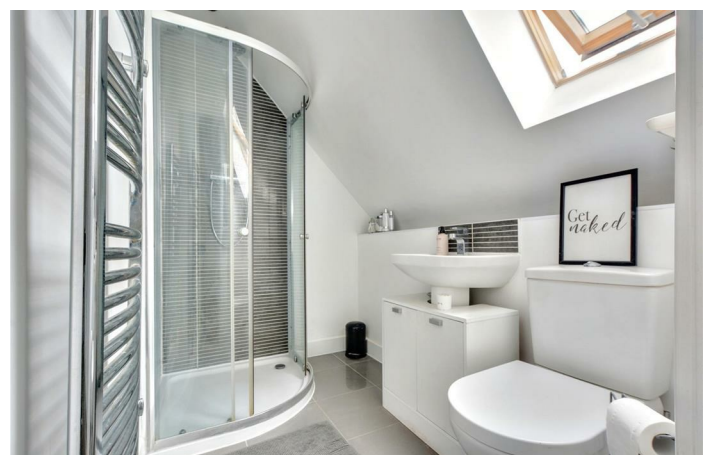
The rear garden is well maintained with a generous lawn and a raised patio area, providing the perfect blank canvas for gardening enthusiasts or those looking to create a bespoke outdoor retreat.

Upstairs, the first floor offers three well-proportioned double bedrooms, all finished with soft fitted carpets and plenty of natural light. The family bathroom is fitted to a high standard, featuring a modern three-piece suite. The second floor is dedicated entirely to the master suite, which offers a peaceful and private retreat with a spacious bedroom, luxurious en-suite shower room, and plush finishes throughout.

The property also benefits from the addition of a single garage complete with electricity, allowing for extra storage space and scope to extend.

The property is ideally located close to a range of amenities, including local shops, supermarkets, parks, and highly regarded schools—all within a mile of your doorstep. Excellent public transport links and major road routes make commuting easy, and access to green space is just minutes away.

This is a standout home offering style, space, and long-term comfort in a superb location. Early viewing is highly recommended to fully appreciate the quality of finish and lifestyle opportunity on offer.



### Entrance Hallway

Composite entrance door to the front elevation leading into the entrance hallway comprising tiled flooring, carpeted staircase leading to the first floor landing, under stairs storage cupboard, doors leading off to:

### Downstairs WC

2'10" x 5'9" approx (0.877 x 1.758 approx)

Tiled flooring, wall mounted radiator, WC, wall mounted electrical consumer unit, vanity wash hand basin with mixer tap.

### Kitchen Diner

9'5" x 15'5" approx (2.873 x 4.705 approx)

UPVC double glazed window to the front elevation, tiled flooring, wall mounted radiator, a range of wall and base units with worksurfaces over incorporating a sink and drainer unit with swan neck mixer tap over, integrated oven with induction hob over and extractor hood above, tiled splashbacks, extractor fan, integrated dishwasher, integrated fridge freezer, integrated washing machine, ample space for a dining table, recessed spotlights to the ceiling.

### Lounge

16'5" x 14'3" approx (5.007 x 4.363 approx)

Recessed spotlights to the ceiling, three wall mounted radiators, UPVC double glazed French doors to the rear elevation with UPVC double glazed windows to either side, carpeted flooring,

### First Floor Landing

Carpeted flooring, carpeted staircase leading to the second floor landing, airing cupboard housing hot water cylinder, doors leading off to:

### Bedroom Four

9'4" x 7'1" approx (2.870 x 2.169 approx)

Carpeted flooring, wall mounted radiator, UPVC double glazed window to the rear elevation.

### Bedroom Two

9'1" x 12'9" approx (2.782 x 3.889 approx)

Carpeted flooring, wall mounted radiator, UPVC double glazed window to the rear elevation.

### Bedroom Three

8'7" x 13'6" approx (2.625 x 4.133 approx)

Carpeted flooring, wall mounted radiator, UPVC double glazed window to the front elevation, fitted wardrobes with sliding mirrored doors.

### Family Bathroom

8'0" x 5'8" approx (2.447 x 1.740 approx)

UPVC double glazed window to the front elevation, wall mounted radiator, tiling to the floor, tiled splashbacks, recessed spotlights to the ceiling, vanity handwash basin with mixer tap, WC, panelled path with mains fed shower over.

### Second Floor Landing

Carpeted flooring, wall mounted radiator, door leading to the master suite.

### Master Bedroom

12'10" x 17'6" approx (3.926 x 5.351 approx)

Access to the loft, built-in wardrobes with sliding doors, two UPVC double glazed dormer windows to the front elevation, wall mounted radiator, carpeted flooring, access to the loft, door to en-suite.

### En-Suite

7'3" x 5'4" approx (2.229 x 1.651 approx)

Tiled flooring, tiled splashbacks, shower enclosure with mains fed rain water shower over, handwash basin with mixer tap, WC, heated towel rail, Velux style window to the rear elevation, recessed spotlights to the ceiling.

### Outside

#### Front of Property

To the front of the property there is a driveway providing off the road parking, access to the garage, secure gated access to the rear of the property.

#### Rear of Property

To the rear of the property there is an enclosed rear garden with patio and lawned area with steps leading down to further lawned area, fencing to the boundaries, secure gated access to the side of the property providing access to the front.

#### Garage

Up and over door to the front elevation with lighting.

### Agents Notes: Additional Information

Council Tax Band: D

Local Authority: Gedling 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

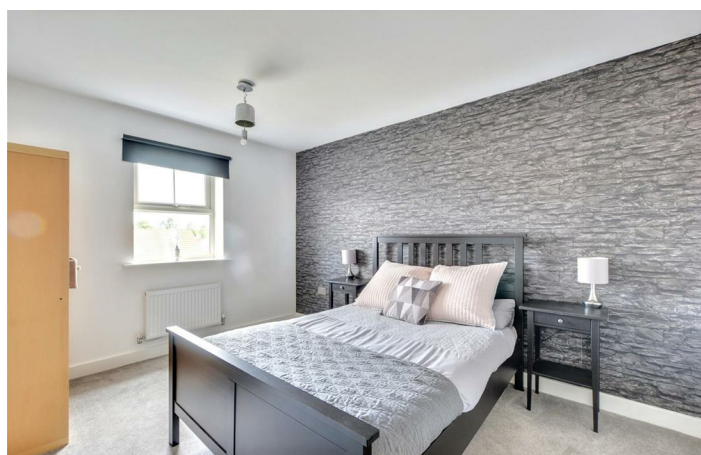
Flood Risk: No flooding in the past 5 years

Flood Defences: No

Non-Standard Construction: No

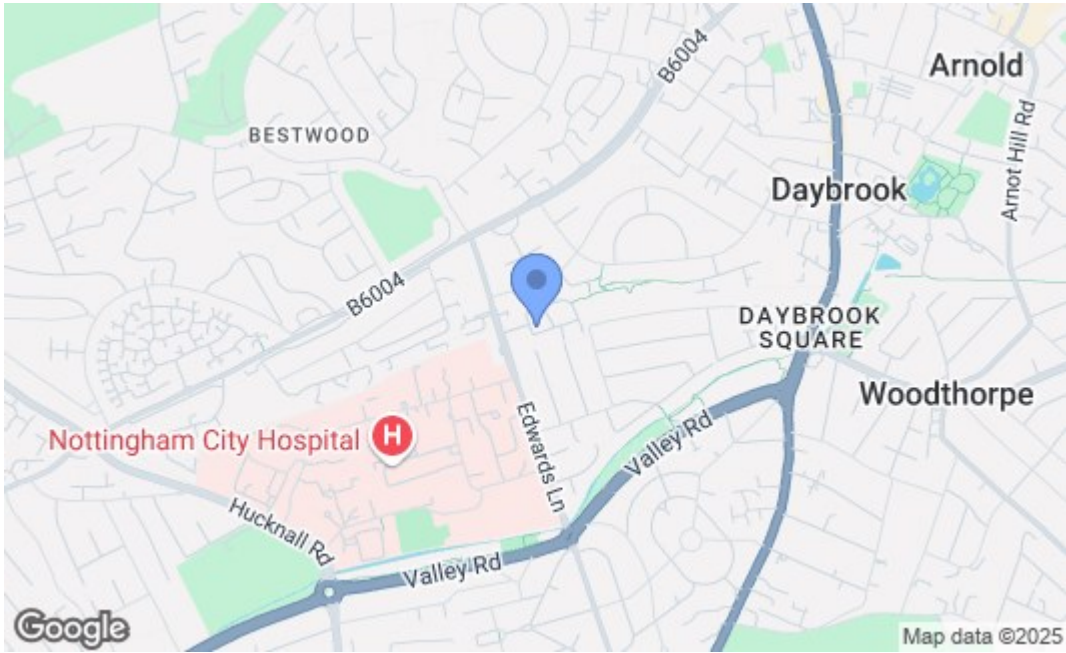
Any Legal Restrictions: No

Other Material Issues: No





Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	83	
(69-80) C		
(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.