



**Rowley Drive**  
**Sherwood, Nottingham NG5 1GD**

**£300,000 Freehold**



STUNNING FOUR BEDROOM  
TOWNHOUSE IN SHERWOOD



Situated in a peaceful cul-de-sac in the ever-popular area of Sherwood, this beautifully presented four-bedroom townhouse offers spacious, modern living across three floors and is perfectly positioned for families and professionals alike.

The property enjoys an excellent location with easy access to well-regarded schools, local parks, independent shops and amenities, and convenient transport links into Nottingham city centre. Nottingham City Hospital is also just a short distance away, making this an ideal home for healthcare professionals.

Externally, the property benefits from an adjoining garage with an up-and-over door, triple off-road parking, and an EV charging point — a fantastic feature for modern living.

Upon entering, you are welcomed into a bright entrance hall with attractive sightlines through to the rear garden, creating an immediate sense of space. The ground floor comprises a convenient downstairs WC and a generous lounge featuring a wall-mounted television and multiple built-in storage solutions.

To the rear of the property is the impressive, newly fitted kitchen diner — a true heart-of-the-home space. Designed for both entertaining and everyday living, it includes integrated white goods such as two ovens, an American-style fridge freezer, wine fridge, and dedicated washing facilities. A breakfast bar provides additional seating, while clever understairs storage houses the dryer. The boiler cupboard has been thoughtfully designed to double as a stylish coffee station. Twin glazed doors open directly onto the garden, allowing natural light to flood the space and providing seamless indoor-outdoor living.

The first floor hosts two well-proportioned double bedrooms. The front double bedroom benefits from a charming Juliet balcony, creating a bright and airy feel, along with its own private ensuite bathroom. The second double bedroom enjoys a walk-in wardrobe, and there is also an airing cupboard located on this floor.

The second floor offers two further spacious double bedrooms, both complete with their own ensuite bathrooms, making this home perfectly suited to growing families, guests, or those working from home who require flexible space.

This superb townhouse combines contemporary comfort, practical design, and a highly desirable location — early viewing is highly recommended.



### Entrance Hallway

17'6 x 3'6 approx (5.33m x 1.07m approx)

Composite entrance door to the front elevation leading into the entrance hallway comprising LVT flooring, recessed spotlights to the ceiling, wall mounted radiator, panelling to the wall, carpeted staircase leading to the first floor landing, doors leading off to:

### WC

6'6 x 2'8 approx (1.98m x 0.81m approx)

UPVC double glazed window to the front elevation, laminate flooring, WC, wall mounted radiator, handwash basin with mixer tap, storage cupboard.

### Living Room

8'4 x 16'1 approx (2.54m x 4.90m approx)

UPVC double glazed window to the front elevation, two wall mounted radiators, carpeted flooring, recessed spotlights to the ceiling.

### Kitchen Diner

15'3 x 11'11 approx (4.65m x 3.63m approx)

A range of matching contemporary wall and base units with worksurfaces over incorporating a sink and drainer unit with swan neck mixer tap over, space and plumbing for a washing machine, two integrated ovens, five ring gas hob with extractor hood above, space and point for an American style fridge freezer, space and point for an undercounter wine cooler, glass and tiled splashbacks, spacious kitchen peninsula providing ideal dining space, recessed spotlights to the ceiling, UPVC double glazed door to the rear elevation with additional UPVC double glazed French doors to the rear elevation both giving access to the rear garden.

### Pantry

Providing useful additional storage space.

### First Floor Landing

10'1 x 3'6 approx (3.07m x 1.07m approx)

Carpeted flooring, panelling to the walls, wall mounted radiator, carpeted staircase leading to the second floor landing, doors leading off to:

### Bedroom Two

8'4 x 13'3 approx (2.54m x 4.04m approx)

Juliet balcony with UPVC double glazed French doors to the rear elevation, wall mounted radiator, carpeted flooring, door leading through to the en-suite.

### En-Suite

6'7 x 6'5 approx (2.01m x 1.96m approx)

UPVC double glazed window to the rear elevation, tiled splashbacks, wall mounted radiator, WC, handwash basin with mixer tap over, shower cubicle with mains fed shower over, extractor fan.

### Sitting Room

9'4 x 15'3 approx (2.84m x 4.65m approx)

Juliet balcony with UPVC double glazed French doors to the front elevation, carpeted flooring, wall mounted radiator, door to storage cupboard.

### Storage/Office

5'6 x 8'4 approx (1.68m x 2.54m approx)

Carpeted flooring, versatile space currently utilised as an office but has potential subject to the buyers needs and requirements.

### Second Floor Landing

Carpeted flooring, storage cupboard, doors leading off to:

### Bedroom One

16'6 x 12'7 approx (5.03m x 3.84m approx)

UPVC double glazed windows to the front elevation, carpeted flooring, wall mounted radiator, built-in wardrobes, door leading through to the en-suite.

### En-Suite

9'2" x 5'6" approx (2.8 x 1.7 approx)

Wall mounted radiator, shower cubicle with mains fed shower over, handwash basin with mixer tap, WC, extractor fan, tiled splashbacks.

### Bedroom Three

8'5 x 14'9 approx (2.57m x 4.50m approx)

UPVC double glazed window to the rear elevation, carpeted flooring, wall mounted radiator, access to the loft, door leading through to the en-suite.

### En-Suite

9'2 x 5'7 approx (2.79m x 1.70m approx)

UPVC double glazed window to the side elevation, wall mounted radiator, panelled bath with mixer shower attachment, handwash basin with mixer tap, storage cupboard, WC, extractor fan, tiled splashbacks.

### Outside

#### Front of Property

To the front of the property there is a driveway providing off the road parking, EV charging point, outdoor water tap.

#### Garage

Up and over door to the front elevation.

#### Rear of Property

To the rear of the property there is an enclosed low maintenance rear garden with outdoor water tap, fencing to the boundaries and secure gated access.

#### 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 16mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

Flood Defences: No

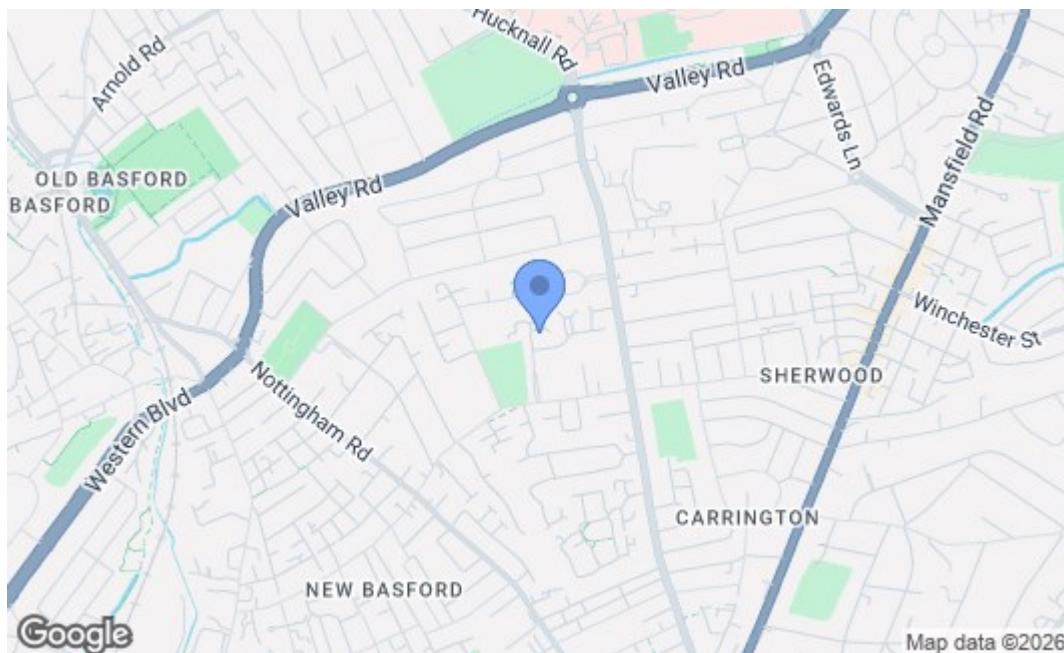
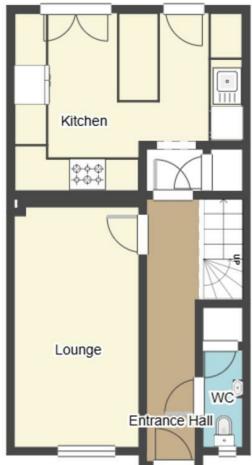
Non-Standard Construction: No

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	87
(81-91)	B	
(69-80)	C	75
(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

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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.