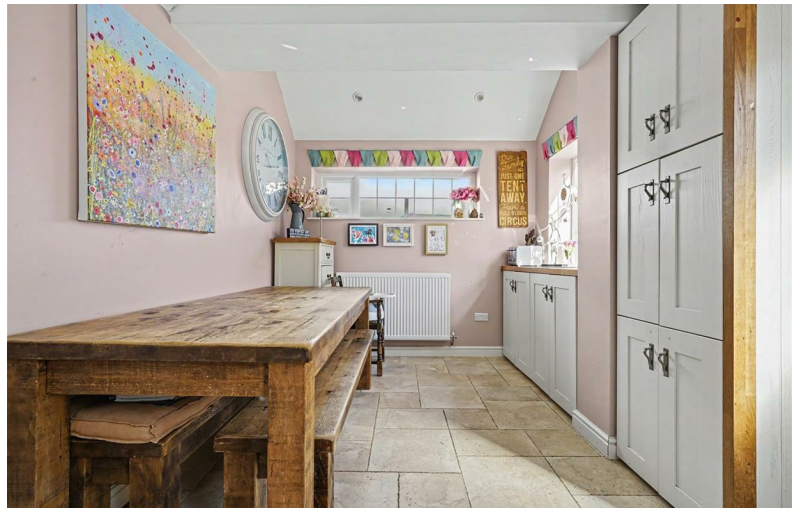




Sherwin Road  
Stapleford, Nottingham NG9 8PP

**Asking Price £325,000 Freehold**

A FOUR/FIVE BEDROOM SEMI DETACHED  
HOUSE.



If you are a growing family looking for more space, this four/five bedroom extended semi detached house may be ideal for you.

This well presented and maintained property offers flexible accommodation. A good size entrance porch welcomes you into this property with a composite door and then a further composite door opening through to the central hallway. There is a living room with twin aspect, extended dining kitchen, a useful cloaks/WC and an additional reception room, currently used as a double bedroom, but could equally be used as a family room, playroom, office, etc.

Rising to the first floor, the accommodation has been reconfigured to provide for up to four bedrooms and a family bathroom.

Set back from the road with a forecourt providing off-street parking for at least three vehicles. What sets this property apart from many is the substantial rear garden which has a number of patio and seating areas. The lawn at the foot of the plot has mature trees, making a great safe place for children to play. There are two garden sheds/workshops, both with power, a greenhouse and even an enclosure suitable for ducks, chickens, etc.

Situated in this popular residential suburb great for families and commuters alike, as schools for all ages are within easy reach, as well as open space and playing fields such as the nearby Bramcote Hills Park and the recently opened Stapleford Community and Sports Hub. The A52 is a short drive away which links Nottingham and Derby, and is also ideal for Beeston, Nottingham University, Queen's Medical Centre and Junction 25 of the M1 motorway.

We believe this property will make a superb family home and viewing is recommended.



## ENTRANCE PORCH

4'6" x 8'0" (1.38 x 2.45)

A generous and very useable space with uPVC double glazed windows and composite front entrance door. A further composite front entrance door and double glazed side windows open to the hallway.

## HALLWAY

11'2" x 7'8" reducing to 6'0" (3.42 x 2.34 reducing to 1.83)

A welcoming central hallway with stairs to the first floor, understairs alcove, radiator, meter cupboard.

## CLOAKS/WC

Housing a low flush WC, radiator, double glazed window.

## LIVING ROOM

19'11" x 10'8" (6.09 x 3.27)

A light and airy room with radiators, feature fireplace, double glazed window to the front, double glazed French doors opening to the rear garden.

## DINING KITCHEN

19'2" x 9'4" (5.85 x 2.85)

Range of fitted feature painted wood wall, base and drawer units, with work surfacing and inset one and a half bowl ceramic sink unit with single drainer. Built-in electric oven and hob. Plumbing and space for washing machine and dishwasher. Two radiators, partial vaulted ceiling, double glazed windows to the side and rear. Stable-style uPVC double glazed rear exit door.

## GROUND FLOOR BEDROOM

12'7" x 8'4" increasing to 11'2" (3.85 x 2.56 increasing to 3.42)

A versatile space currently used as a ground floor bedroom but could equally be used as an additional sitting room, playroom, study, etc. Partial vaulted ceiling, radiator, double glazed window to the side.

## FIRST FLOOR LANDING

Loft hatch, doors to bedrooms and bathroom.

## BEDROOM ONE

11'3" x 9'3" increasing to 10'11" (3.45 x 2.83 increasing to 3.33)

Radiator, double glazed window to the front.

## BEDROOM TWO

12'3" x 10'10" increasing to 12'9" (3.74 x 3.31 increasing to 3.9)

Radiator, double glazed window to the front.

## BEDROOM THREE

8'11" reducing to 5'4" x 8'8" (2.72 reducing to 1.63 x 2.65)

Radiator, double glazed window to the rear.

## BEDROOM FOUR

7'10" x 5'1" (2.40 x 1.55)

A small but functional space currently used as a study, also ideal for a nursery, etc. Radiator, two double glazed windows to the rear.

## FAMILY BATHROOM

7'10" x 6'5" (2.4 x 1.98)

Three piece suite comprising pedestal wash hand basin, low flush WC and bath with mixer shower attachment. Built-in airing cupboard housing Glow Worm gas fired combination boiler (for central heating and hot water). Heated towel rail, tiling to walls, double glazed window.

## OUTSIDE

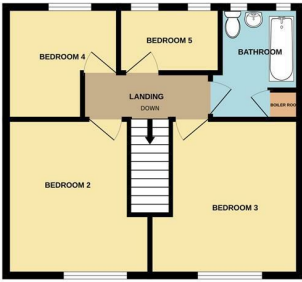
To the front is a block paved forecourt providing off-street parking for at least three vehicles. Fence to each side with gated pedestrian access at the side of the house leading to the rear garden. The rear garden is substantial in size with a large patio area and hard scaping to substantial timber constructed garden sheds/workshop, both with light and power. A pathway continues to the central area of the garden where there is a further paved patio area flanked with borders and a greenhouse. There is a timber gazebo structure previously used as a duck pen, but now has a variety of shrubs and soft fruits, offering a good degree of shade (ideal in the Summer months). Towards the end of the garden, there is an area laid to lawn with central raised bed and further raised bedding. Mature trees and shrubs to help enhance privacy.



GROUND FLOOR

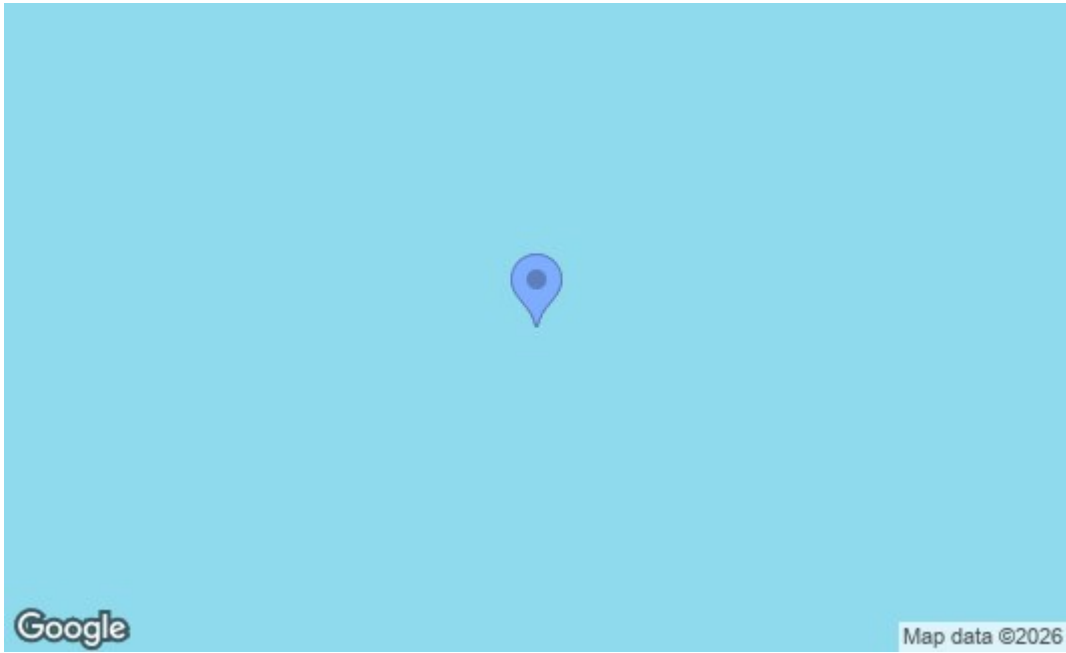


1ST FLOOR



Robert Ellis  
ESTATE AGENTS

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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| 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                     |         |           |
| 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.