



Wimbleton Road,  
Sherwood, Nottingham  
NG5 1GX

**£250,000 Freehold**





Welcome home to Wimbledon Road..

Robert Ellis Estate Agents are delighted to offer to the market this fantastic EXTENDED three-bedroom, semi-detached family home situated in the heart of Sherwood, Nottingham.

The property is situated in between Perry Road and Valley Road. It is ideally located within walking distance of Sainsburys supermarket, excellent transport links and the City Hospital. A short drive away you will find Sherwood's high street which offers a mixture of restaurants, bars and retail shops. There are transport links on Valley and Perry Road, allowing access to Nottingham City centre and surrounding areas.

Upon entry, you are greeted by the entrance porch leading the the spacious inner entrance hallway. Off the hallway is the dining room and glazed French doors leading into the Living Room with feature bay window . The kitchen is also on the ground floor with fitted units, and further storage is located under the stairs along with the modern refitted Combi Worcester Bosch boiler providing instant hot water and central heating to the property. The property has been extended to the rear with a Conservatory offering an additional reception room whilst giving access to the low maintenance landscaped rear garden and brick built store.

From the entrance hallway stairs leading up to landing, FIRST DOUBLE bedroom, SECOND DOUBLE bedroom, third bedroom and large family bathroom.

At the front of the home, you have a front garden and driveway for several vehicles. A viewing is HIGHLY recommended to appreciate the size and location of this FANTASTIC opportunity- Contact the office to arrange your viewing today!





### Entrance Porch

UPVC double glazed entrance door to the front elevation with fixed double glazed panels either side. Ceiling light point. Internal panel door leading into Inner Entrance Hallway

### Inner Entrance Hallway

13'04 x 7'06 approx (4.06m x 2.29m approx)

UPVC double glazed window to the front elevation with fixed double glazed panels either side. Wall mounted radiator. Ceiling light point. Staircase leading to First Floor Landing. Under the stairs storage cupboard providing useful additional storage space. Panels doors leading into Kitchen and Dining Room.

### Kitchen

12'01 x 7'05 approx (3.68m x 2.26m approx)

UPVC double glazed window to the side elevation. Range of matching wall and base units incorporating laminate worksurfaces over. Double oven with ceramic hob over and built-in extractor hood above. 1.5 bowl stainless steel sink with swan neck mixer tap above. Tiled splash backs. Tiled flooring. Ceiling light point. Coving to the ceiling. Wall mounted radiator. Under stairs storage pantry space housing Worcester Bosch gas central combination heating boiler, wall mounted electrical consumer unit, alarm control panel, further storage space and wall light point.

### Dining Room

11'10 x 11' approx (3.61m x 3.35m approx)

UPVC double glazed window to the rear elevation. Wall mounted double radiator. Ceiling light point. Internal glazed French doors leading to Living Room.

### Living Room

13'11 x 10'10 approx (4.24m x 3.30m approx)

UPVC double glazed sectional bay window to the front elevation. Ceiling light point. Wall light point. Feature fireplace incorporating inset living flame gas fire, wooden surround, stone hearth and back panel. Internal glazed French doors leading to Dining Room.

### Conservatory

10'3 x 9'6 approx (3.12m x 2.90m approx)

UPVC double glazed windows to the side and rear elevations. UPVC double glazed access door providing access to the enclosed low maintenance rear garden, raised decked area and paved patio area. Tiled flooring.

### First Floor Landing

UPVC double glazed window to the side elevation. Loft access hatch. Ceiling light point. Panelled doors leading into:

### Bedroom 1

10'11 x 11'10 approx (3.33m x 3.61m approx)

UPVC double glazed window to the front elevation. Ceiling point. Wall mounted radiator. Laminate floor covering.

### Bedroom 2

11 x 11 approx (3.35m x 3.35m approx)

UPVC double glazed window to the rear elevation. Ceiling point. Wall mounted radiator. Laminate floor covering.

### Bedroom 3

8'06 x 7'05 approx (2.59m x 2.26m approx)

This larger than average third bedroom benefits from having a UPVC double glazed feature corner window. Ceiling point. Wall mounted radiator. Laminate floor covering.

### Family Bathroom

8'5" x 7'05 approx (2.57m x 2.26m approx)

UPVC double glazed windows to the side and rear elevations. 4 piece suite comprising a panel bath, walk-in shower enclosure featuring mains fed shower above, pedestal wash hand basin and a low level flush W/C. Chrome heated towel rail. Tiled splashbacks. Recessed ceiling spotlights.

### Front of Property

Block paving driveway providing off the road hard standing. Brick wall to the boundary and fencing to the borders.

### Rear of Property

Good sized enclosed low maintenance rear garden featuring a large paved patio area, large decked area, brick-built store and raised flower beds to the borders. Fencing to the boundaries.

### Council Tax

Local Authority: Nottingham

Council Tax band: B

### Agents Notes: Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky

Broadband Speed - Standard 20mbps Ultrafast 1000mbps

Phone Signal – 02, Vodafone, 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			87
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		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.