



Burlington Road  
Sherwood, Nottingham NG5 2GR

A THREE BEDROOM, DETACHED  
BUNGALOW SITUATED IN SHERWOOD,  
NOTTINGHAM.

**£375,000 Freehold**



**\*\* UNIQUE OPPORTUNITY \*\***

Robert Ellis Estate Agents are delighted to bring to the market this FANTASTIC THREE BEDROOM, DETACHED BUNAGLOW situated in SHERWOOD, NOTTINGHAM.

The property sits on a plot positioned off Mansfield Road (A60) which allows access to Sherwood's affluent high street with local retailers, shops, restaurants, and bars. This also offers transport links to surrounding towns and Nottingham City centre which is within 15 minutes of travel. You are also accessible to the tram via walking or 'park and ride' car park.

Upon entry, you are welcomed into the entrance porch which leads to the hallway. Off the hallway, you have the lounge diner, kitchen with fitted units and pantry, storage cupboard, stairs leading to the first double bedroom with ample storage. The further two bedrooms are located off the hallway, alongside the family shower room.

To the rear is an enclosed garden with laid to lawn, patio area and shrubbery. The front of the property offers a gated, block paved driveway for two cars, accessing the integral double garage with electric door. It also offers a laid to lawn.

A viewing is HIGHLY RECOMMENDED to appreciate this fantastic bungalow on HIGHLY SOUGHT AFTER ROAD within Sherwood, Nottingham. Contact the office before it is too late!



### Entrance Porch

8'0" x 3'2" approx (2.44 x 0.98 approx)

UPVC double glazed opaque composite front door. UPVC double glazed windows to the front and side elevations. Tiled flooring. Wall light point. Internal door leading into Entrance Hallway

### Entrance Hallway

13'6" x 23'6" approx (4.12 x 7.18 approx)

Laminate flooring. 2 x Wall mounted radiators. Ceiling light point. Coving to the ceiling. Loft access hatch. Internal doors leading into Lounge / Diner, Kitchen, Bedroom 2, 3 and Family Shower Room. Staircase leading into Bedroom 1

### Lounge Diner

22'2" x 13'10" approx (6.76 x 4.22 approx)

UPVC double glazed bay fronted window to the front elevation. UPVC double glazed opaque window to the side elevation. Carpeted flooring. 2 x Wall mounted radiators. Ceiling light point. Wall light points. Coving to the ceiling. Space for feature electric fireplace. UPVC double glazed sliding doors opening onto the enclosed rear garden

### Kitchen

16'7" x 8'11" approx (5.07 x 2.74 approx)

UPVC double glazed opaque composite rear door. UPVC double glazed window to the rear elevation. Vinyl flooring. Partially tiled splashbacks. Ceiling light points. Range of fitted wall and base units incorporating work surface above. Built-in breakfast bar providing ample seating space. Composite double sink with swan neck dual heat tap over. Eye level integrated oven. 4 ring gas hob with extractor unit above. Space and plumbing for automatic washing machine. Pantry (0.52 x 1.12 m approx.) housing Worcester Bosch gas central heating combination boiler.

### Bedroom 1

14'11" x 11'9" approx (4.55 x 3.60 approx)

UPVC double glazed window to the front elevation. Laminate flooring. Wall mounted radiator. Ceiling light point. Built-in storage to the eaves

### Bedroom 2

15'7" x 10'7" approx (4.77 x 3.24 approx)

UPVC double glazed window to the rear elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Fitted wardrobes

### Bedroom 3

17'10" x 8'10" approx (5.46 x 2.71 approx)

UPVC double glazed window to the front elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point.

### Family Shower Room

5'9" x 8'2" approx (1.77 x 2.49 approx)

UPVC double glazed windows to the rear elevation. Vinyl flooring. Fully tiled walls. Wall mounted towel radiator. Ceiling light point. Wall mounted electric shower unit with handheld shower head attachment. Wall mounted sink with dual heat tap. Low level flush WC

### Front of Property

To the front of the property there is an gated block paved driveway providing off the parking for space for at least 2 cars. Steps leading to laid to lawn area with shrubbery and pathway to front entrance door. Brick wall surrounding. access to Integral Garage

### Rear of Property

To the rear of the property there is an enclosed rear garden with a patio area leading to a laid to lawn with flowerbeds to the side. Fencing to the boundaries.

### Integral Garage

16'11" x 15'5" approx (5.17 x 4.72 approx)

Electric up and over door. Single glazed wooden framed window to the side elevation. Light & Power. Ample storage

### Council Tax

Local Authority Nottingham

Council Tax band E



Robert Ellis  
ESTATE AGENTS



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		44	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
72			
<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.