



Retford Road  
Sherwood, Nottingham NG5 1FZ

**Guide Price £290,000 Freehold**

A THREE BEDROOM, EXTENDED, SEMI  
DETACHED FAMILY HOME SITUATED IN  
SHERWOOD, NOTTINGHAM.



\*\* GUIDE PRICE £290,000 - £300,000 \*\*

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 just off Perry 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 welcomed into the hallway which leads to the lounge, dining room through to conservatory, making it the ideal space for families. The hallways also allows access into the extended kitchen with utility space. Stairs lead to landing, first double bedroom, second double bedroom, third bedroom, modern family bathroom and separate WC.

To the rear is an enclosed, mature garden with decking, steps leading up to flower beds/shrubbery, space for a greenhouse and raised flower beds. The front of the home offers a low maintenance garden with ample driveway for at least 2 cars.

A viewing is HIGHLY RECOMMENDED to appreciate the SIZE, LOCATION and QUALITY of this family home- Contact our office now to arrange your viewing before it is too late!



### Entrance Hallway

Feature single glazed opaque stained glass entrance door to the front elevation with single glazed opaque stained glass windows above and surrounding. Laminate flooring. Wall mounted radiator. Ceiling light point. Carpeted staircase to the First Floor Landing. Built-in under the stairs storage cupboard. Internal wooden doors leading into Lounge and Dining Room. Open through to the Kitchen

### Lounge

13'5" x 10'10" approx (4.10 x 3.31 approx)  
UPVC double glazed bay fronted window to the front elevation. Laminate flooring. Wall mounted radiator. Ceiling light point

### Dining Room

12'1" x 13'5" approx (3.7 x 4.1 approx)  
Wooden flooring. Wall mounted radiator. Ceiling light point. Coving to the ceiling. Feature original fireplace with tiled hearth and wooden surround. Archway open through to Conservatory

### Conservatory

12'1" x 11'1" approx (3.7 x 3.4 approx)  
UPVC double glazed windows to the side and rear elevations. UPVC double glazed French doors to the side elevation leading to the enclosed rear garden. Wooden flooring. Wall mounted radiator. Ceiling light point

### Kitchen

12'7" x 13'11" approx (3.85 x 4.26 approx)  
UPVC double glazed windows to the front, side and rear elevations. UPVC double glazed French doors to the front and rear elevations leading to the enclosed rear garden. Tiled flooring. Tiled splashbacks. Ceiling light point. Range of matching wall, base and drawer units incorporating worksurfaces over. Sink and drainer unit with swan neck dual heat tap above. Integrated eye level double electric oven. 4 ring gas hob. Space and plumbing for automatic washing machine. Space and point for freestanding fridge freezer. Pantry area. Built-in cupboard housing combination boiler

### First Floor Landing

UPVC double glazed window to the side elevation. Carpeted flooring. Ceiling light point. Loft access hatch. Internal wooden doors leading into Bedroom 1, 2, 3, Family Bathroom and First Floor WC

### Bedroom 1

14'0" x 8'7" approx (4.27 x 2.62 approx)  
UPVC double glazed bay fronted window to the front elevation. Wooden flooring. Wall mounted radiator. Ceiling light point

### Bedroom 2

11'10" x 10'10" approx (3.62 x 3.31 approx)  
UPVC double glazed window to the rear elevation. Wooden flooring. Wall mounted radiator. Ceiling light point

### Bedroom 3

7'4" x 7'11" approx (2.25 x 2.43 approx)  
UPVC double glazed window to the front elevation. Laminate flooring. Wall mounted radiator. Ceiling light point. Coving to the ceiling

### Family Bathroom

4'11" x 6'2" approx (1.5 x 1.9 approx)  
UPVC double glazed window to the rear elevation. Laminate flooring. Tiled splashbacks. Wall mounted towel radiator. Ceiling light point. Coving to the ceiling. Modern 2 piece suite comprising of a panel bath with a dual heat tap with a shower above, vanity wash hand basin with dual heat tap and storage cupboards below. Further built-in storage cupboards.

### First Floor WC

2'9" x 4'0" approx (0.84 x 1.23 approx)  
UPVC double glazed window to the side elevation. Laminate flooring. Ceiling light point. Wall mounted hand basin with dual heat tap and a low level WC

### Front of Property

To the front of the property there is a large driveway providing off the road parking, steps to the front entrance door, a tiered front garden with flowers, mature shrubbery, stone wall and fencing surrounding. Secure gated access to the rear of property

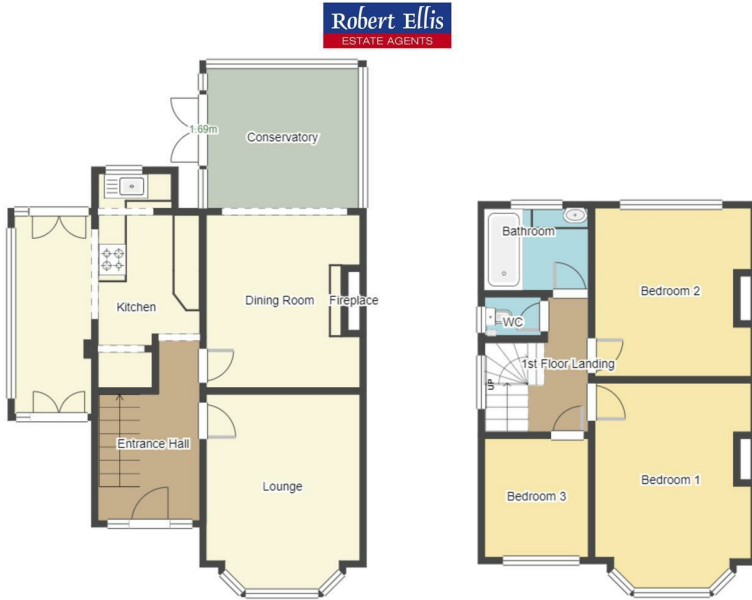
### Rear of Property

To the rear of the property there is a large enclosed tiered rear garden with a decking providing ample space for outdoor dining and entertaining, space for greenhouse, planted flowers and mature shrubbery with hedging surrounding.

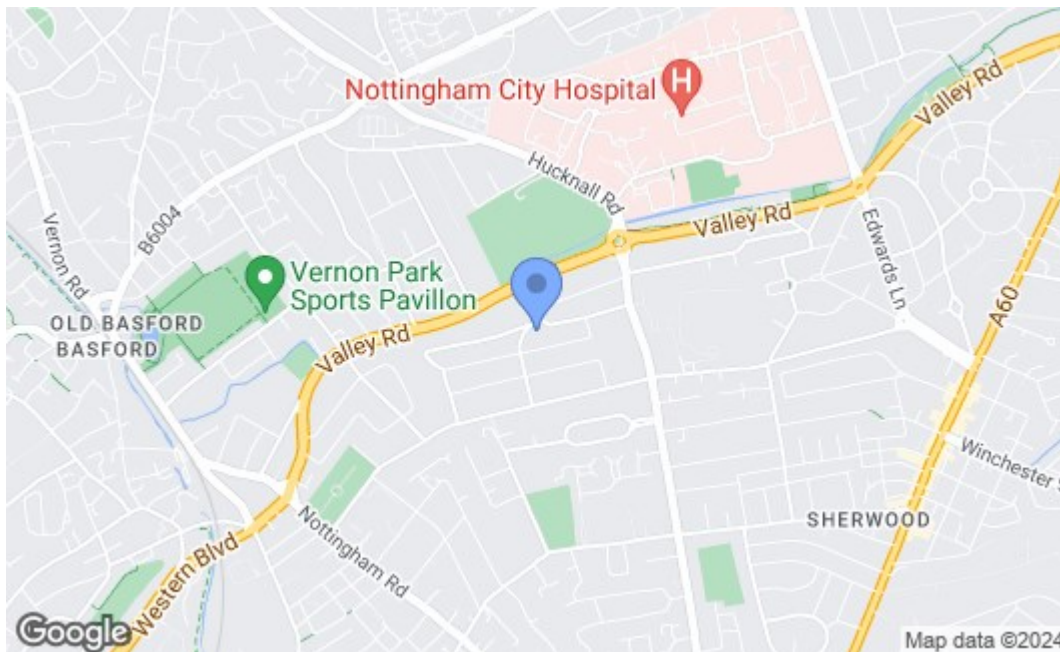
### Agents Notes: Additional Information

Council Tax Band: B  
Local Authority: Nottingham  
Electricity: Mains supply  
Water: Mains supply  
Heating: Mains gas  
Septic Tank : No  
Broadband: BT, Sky, Virgin  
Broadband Speed: Standard 500mbps  
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





Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		59	
(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.