Robert Ellis

look no further...

Watcombe Circus
, Nottingham NG5 2DT

ELEGANT FIVE-BEDROOM SEMI-DETACHED PERIOD HOME COMBINING TIMELESS CHARACTER WITH MODERN PRACTICALITY.

Guide Price £400,000 Freehold

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*** GUIDE PRICE £400,000- £425,000***

Situated on the sought-after and tranquil Watcombe Circus in Sherwood, this impressive five-bedroom semi-detached period home perfectly combines elegant original features with modern convenience. Offering generous living space across three floors, it provides an ideal family setting in one of Nottingham's most desirable neighbourhoods.

The property stands proudly behind a charming front garden and opens into a welcoming entrance hall, with access to cellar storage below. Two spacious reception rooms - one to the front and one to the rear - both feature beautiful bay windows and fireplaces, creating bright and characterful living spaces. To the rear, the modern kitchen diner comes with access leading directly to the garden, perfect for family dining or entertaining.

The rear garden is designed for easy upkeep, with secure side access, brick-paved flooring, raised plant beds and a useful brick outbuilding providing extra storage or workshop potential.

On the first floor, there are two generous double bedrooms with fitted storage, along with a single bedroom currently used as a home office. A three-piece family bathroom and separate additional W/C complete this level. The top floor offers two further double bedrooms, each benefitting from ample built-in storage, as well as a contemporary three-piece shower suite.

Watcombe Circus is a quiet, well-established residential road, highly regarded for its sense of community and convenience. The property is within easy reach of excellent local schools, Sherwood's vibrant town centre, regular bus routes and access to the ring road in under five minutes.

Entrance Porch
UPVC double glazed door leading into the entrance porch providing ideal shoe and coat storage, tiled flooring, wooden door leading through to the entrance hallway.

Entrance Hallway
Laminate flooring, wall mounted radiator, carpeted staircase leading to the first floor landing, doors leading off to:

Lounge
14'1" x 14'1" approx (4.3 x 4.3 approx)
UPVC double glazed bay window to the front elevation, wall mounted radiator, gas fireplace, carpeted flooring.

Sitting Room
16'0" x 16'0" approx (4.9 x 4.9 approx)
UPVC double glazed bay window to the rear elevation, carpeted flooring, fireplace, picture rail, wall mounted radiator, serving hatch through to the kitchen.

Kitchen
5'6" x 21'11" approx (1.7 x 6.7 approx)
A range of matching wall and base units incorporating a sink and drainer unit with swan neck mixer tap, space and plumbing for a washing machine, space and point for a cooker, extractor hood, space and point for an American style fridge freezer, wall mounted radiator, tiled flooring, tiled splashbacks, serving hatch leading through to the sitting room, UPVC double glazed windows to the side elevations, UPVC double glazed door leading out to the garden.

First Floor Landing
UPVC double glazed window to the side elevation, carpeted flooring, carpeted staircase leading to the second floor landing,

WC
2'7" x 3'11" approx (0.8 x 1.2 approx)
Tiling to the walls, linoleum flooring, UPVC double glazed window to the side elevation.

Bathroom
6'10" x 4'7" approx (2.1 x 1.4 approx)
Linoleum flooring, tiling to the walls, panelled bath with shower over, extractor fan, wash hand basin with mixer tap over, WC, UPVC double glazed window to the rear elevation, chrome heated towel rail.

Bedroom One
14'9" x 15'1" approx (4.5 x 4.6 approx)
UPVC double glazed bay window to the front elevation, wall mounted radiator, carpeted flooring, built-in wardrobes.

Bedroom Two
11'1" x 9'10" approx (3.4 x 3.0 approx)
UPVC double glazed bay window to the rear elevation, wall mounted radiator, carpeted flooring, built-in wardrobes.

Bedroom Three/Office
5'6" x 8'6" approx (1.7 x 2.6 approx)
UPVC double glazed window to the front elevation, wall mounted radiator, built-in desk and storage, carpeted flooring.

Second Floor Landing
Carpeted flooring, UPVC double glazed window to the side elevation, doors leading off to:

Bedroom Four
9'10" x 7'10" approx (3.0 x 2.4 approx)
UPVC double glazed bay window to the rear elevation, wall mounted radiator, carpeted flooring, built-in wardrobes.

Bedroom Five
10'2" x 12'1" approx (3.1 x 3.7 approx)
Two Velux windows to the front elevation, wall mounted radiator, storage to the eaves, carpeted flooring, built-in wardrobes.

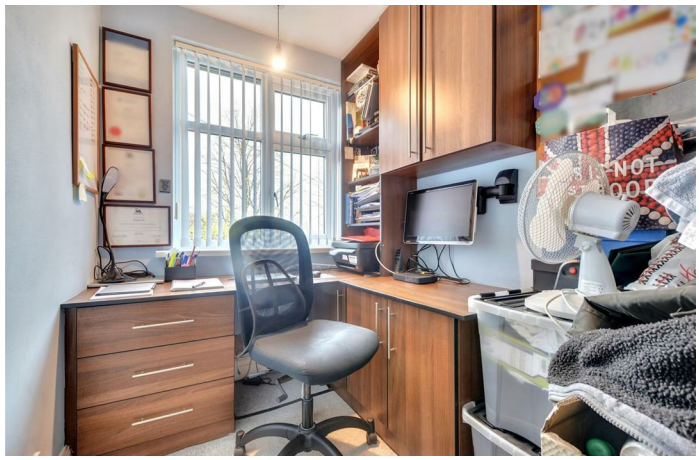
Shower Room
8'6" x 5'2" approx (2.6 x 1.6 approx)
UPVC double glazed window to the rear elevation, tiling to the floor, tiling to the walls, shower cubicle with shower, wash hand basin with storage cupboards below, WC, extractor fan.

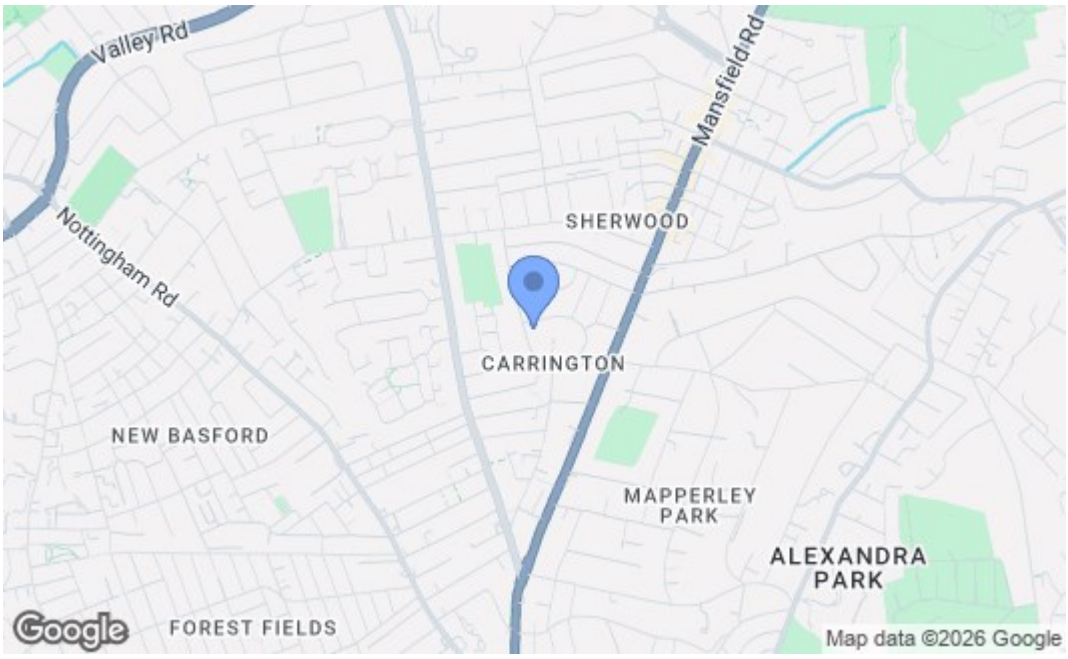
Outside

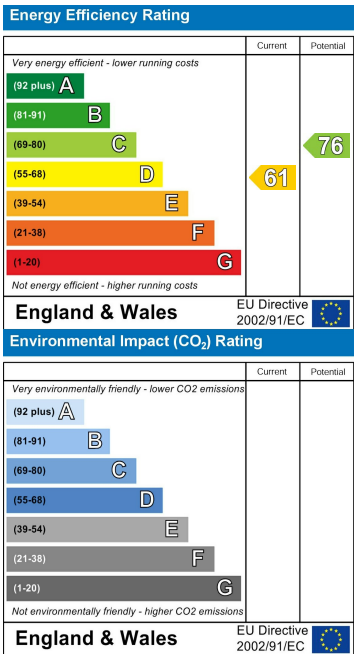
Front of Property
To the front of the property there are steps leading to the front entrance door, front gravelled garden, side access to the rear of the property, hedging to the boundaries

Rear of Property
To the rear of the property there is an enclosed rear garden with block paved patio, outdoor store, raised flowerbeds, walled boundaries, side access to the front of the property.

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 17mbps 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







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.

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