Robert Ellis

look no further. . .







Collin Green
Sherwood, Nottingham NG5 3EJ

THREE BEDROOM SEMI-DETCHED FAMILY HOME WITH LARGE REAR GARDEN

Guide Price £240,000 Freehold



** GUIDE PRICE £240,000-250,000 **

Robert Ellis Estate Agents are pleased to bring to the market this well-proportioned three-bedroom home, situated within the popular and established residential area of Sherwood. Offering two separate reception rooms, a first-floor family bathroom, off-road parking and a generous enclosed rear garden, the property provides excellent accommodation for a range of purchasers.

The property is entered through a UPVC entrance door into the hallway, with stairs rising to the first floor, useful understairs storage and access to the ground floor accommodation.

There are two separate reception rooms, providing excellent flexibility for family living. The first reception room benefits from windows to the front and side elevations, while the larger second reception room enjoys windows to both the front and rear, creating a bright and versatile living space.

To the rear is the fitted kitchen, which incorporates a range of wall and base units with work surfaces over, a sink and drainer, oven with induction hob and extractor above, together with space and plumbing for a washing machine. A door from the kitchen provides direct access into the rear garden.

To the first floor, the landing provides access to three bedrooms and the family bathroom, together with useful storage and access to the loft. The three bedrooms offer good proportions and flexibility, making the accommodation suitable for families, guests or those requiring a home office.

The family bathroom is fitted with a bath with electric shower over, WC and wash hand basin.

Outside, the property benefits from a driveway to the front providing off-road parking. To the rear is a particularly good-sized enclosed garden, predominantly laid to lawn and offering plenty of space for children, entertaining or simply enjoying the warmer months.

The property benefits from mains gas heating, mains electricity, water and drainage, while broadband services are also available in the area.

Situated in Sherwood, this property represents an excellent opportunity for first-time buyers, families and investors alike. With its three bedrooms, two reception rooms, first-floor bathroom, driveway and generous rear garden, an early viewing is highly recommended to fully appreciate the accommodation and outside space on offer.





Entrance Hallway
UPVC double glazed entrance door, staircase leading to the first floor landing, laminate flooring, wall mounted radiator, understairs storage, doors leading off to:

Reception Room One
9'36 x 11'53 approx (2.74m x 3.35m approx)
Laminate flooring, UPVC double glazed windows to the front and side elevations, wall mounted radiator.

Reception Room Two
12'06 x 15'08 approx (3.81m x 4.78m approx)
UPVC double glazed window to the front elevation, wall mounted radiator, laminate flooring, UPVC double glazed window to the rear elevation.

Kitchen
11'60 x 9'03 approx (3.35m x 2.82m approx)
A range of wall and base units with worksurfaces over incorporating a sink and drainer unit with mixer tap, oven with four ring induction hob over with extractor hood above, space and plumbing for a washing machine, wall mounted radiator, laminate flooring, wooden single glazed window to the rear elevation, UPVC door leading to the garden, UPVC double glazed window to the side elevation.

First Floor Landing
Carpeted flooring, access to the loft, storage cupboard, doors leading off to:

Bedroom One
12'56 x 11'78 approx (3.66m x 3.35m approx)
Wooden double glazed window to the rear elevation, UPVC double glazed window to the front elevation, wall mounted radiator.

Bedroom Two
9'48 x 9'29 approx (2.74m x 2.74m approx)
Wooden double glazed window to the rear elevation, wall mounted radiator.

Bedroom Three
9'34 x 11'59 approx (2.74m x 3.35m approx)
UPVC double glazed window to the front elevation, wall mounted radiator.

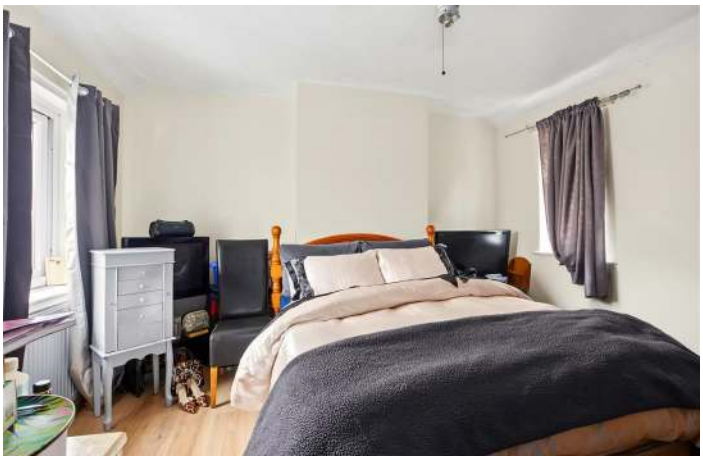
Bathroom
Laminate flooring, single glazed window, tiled splashbacks, WC, wash hand basin with mixer tap, wall mounted radiator, bath with electric shower over.

Front of Property
To the front of the property there is a driveway providing off the road parking.

Rear of Property
To the rear of the property there is an enclosed rear garden.

Agents Notes: Additional Information
*Access to allotment at the rear subject to a tenancy agreement. *

Council Tax Band: A
Local Authority: Nottingham
Electricity: Mains supply
Water: Mains supply
Heating: Mains gas
Septic Tank : No
Broadband: BT, Sky, Virgin
Broadband Speed: Standard 12mbps 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



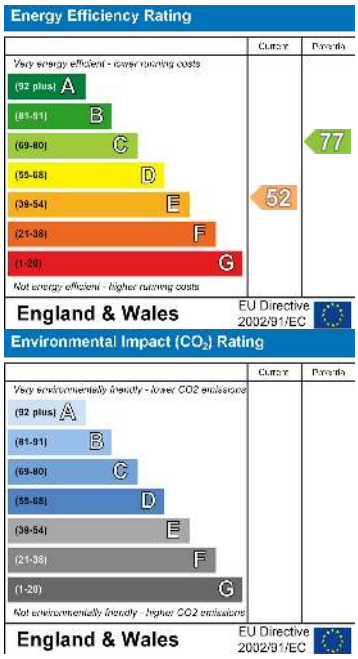












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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