Robert Ellis

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ENTERTAINERS PARIDISE!

Bedale Road

Sherwood Dales, Nottingham NG5 3GN

Offers In The Region Of £420,000 Freehold



Robert Ellis Estate Agents are delighted to bring to the market this extended three-bedroom detached family home, offered with NO UPWARD CHAIN and positioned along a desirable tree-lined road. Ideally located for local shops, schools, green spaces and transport links, the property also provides convenient access to Nottingham City Hospital, the ring road, Sherwood, Arnold and Nottingham City Centre.

Inside, a spacious entrance hallway provides access to a useful ground floor WC and a versatile front reception room, perfect as a home office, playroom, snug or guest room.

The standout feature is the impressive extended open-plan living, dining and kitchen area. Perfect for a family who loves to entertain, this fantastic sociable space offers plenty of room for cooking, dining and relaxing. Rooflights and windows create a bright interior, while aluminium bi-folding doors open directly onto the rear garden, making this a superb space for hosting family and friends.

The fitted kitchen includes a range of integrated appliances, complemented by a separate utility room. There is also access to a substantial upgraded basement, providing additional versatile space.

Upstairs are three well-proportioned bedrooms and a contemporary family bathroom featuring a jacuzzi-style bath with rainfall shower. A loft with skylights and separate WC provides further useful space and storage.

Outside, the south-facing rear garden features a generous patio, lawn and established borders, ideal for summer entertaining. To the front, a block-paved driveway provides off-road parking for two vehicles.

A spacious and versatile family home combining generous accommodation, excellent entertaining space and a convenient location.





Entrance Hallway
Composite entrance door to the front elevation, wall mounted radiator, laminate flooring, recessed spotlights to the ceiling, coving to the ceiling, archways leading through to the open plan kitchen living diner, doors leading off to:

Ground Floor Cloakroom
4'73 x 2'03 approx (1.22m x 0.69m approx)
Tiled flooring, tiled splashbacks, WC, handwash basin with mixer tap.

Reception Room/Bedroom
12'27 x 7'20 approx (3.66m x 2.13m approx)
UPVC double glazed window to the front elevation, wall mounted radiator, laminate flooring, coving to the ceiling, recessed spotlights to the ceiling.

Open Plan Kitchen Living Diner
39' x 26'5 approx (11.89m x 8.05m approx)
Impressive L-shaped open plan kitchen living diner benefits from having UPVC double glazed bay window to the front elevation, wall mounted radiators, recessed spotlights to the ceiling, ceiling light points, a range of wall and base units with worksurfaces over incorporating a sink and drainer unit with mixer tap, five ring gas hob with extractor hood above, integrated double oven, integrated full length fridge, integrated full length freezer, integrated dishwasher, central island unit, laminate flooring, Bi-folding doors leading out to the rear garden, door leading through to the utility room, carpeted staircase leading down to the games room, three Velux windows.

Utility Room
7'26 x 5'36 approx (2.13m x 1.52m approx)
Housing the boiler, tiled flooring, recessed spotlights to the ceiling.

Games Room
21'52 x 8'70 approx (6.40m x 2.44m approx)
Recessed spotlights to the ceiling, laminate flooring, wall mounted radiator.

First Floor Landing
Carpeted flooring, ceiling light point, recessed spotlights to the ceiling, UPVC double glazed window to the side elevation, coving to the ceiling, access to the converted loft space via pull down ladder, wall mounted vertical radiator, doors leading off to:

Bedroom One
15'85 x 10'72 approx (4.57m x 3.05m approx)
UPVC double glazed bay window to the front elevation, wall mounted radiator, carpeted flooring, coving to the ceiling.

Bedroom Two
10'74 x 10'62 approx (3.05m x 3.05m approx)
UPVC double glazed bay window to the rear elevation, wall mounted radiator, carpeted flooring, coving to the ceiling.

Bedroom Three
7'57 x 6'76 approx (2.13m x 1.83m approx)
UPVC double glazed bay window to the front elevation, wall mounted radiator, carpeted flooring, coving to the ceiling.

Family Bathroom
Tiling to the floor, tiling to the walls, UPVC double glazed window to the rear elevation, wall mounted vertical radiator, vanity wash hand basin with mixer tap, recessed spotlights to the ceiling, shaver point, WC, jacuzzi bath with electric rain fall shower over, extractor fan, coving to the ceiling.

Loft Space
22'4" x 6'0" approx (6.81 x 1.84 approx)
Two Velux windows, laminate flooring, wall mounted radiator, access to the eaves.

Loft WC
5'4" x 2'8" approx (1.63 x 0.83 approx)
Tiled flooring, tiling to the walls, WC, handwash basin with mixer tap, extractor fan.

Outside

Front of Property
To the front of the property there is a spacious driveway providing off the road parking with fencing and hedging to the boundaries.

Rear of Property
To the rear of the property there is a generous enclosed rear garden with large paved patio area leading to further garden laid to lawn with walled and fenced boundaries incorporating external lighting, power and water tap.



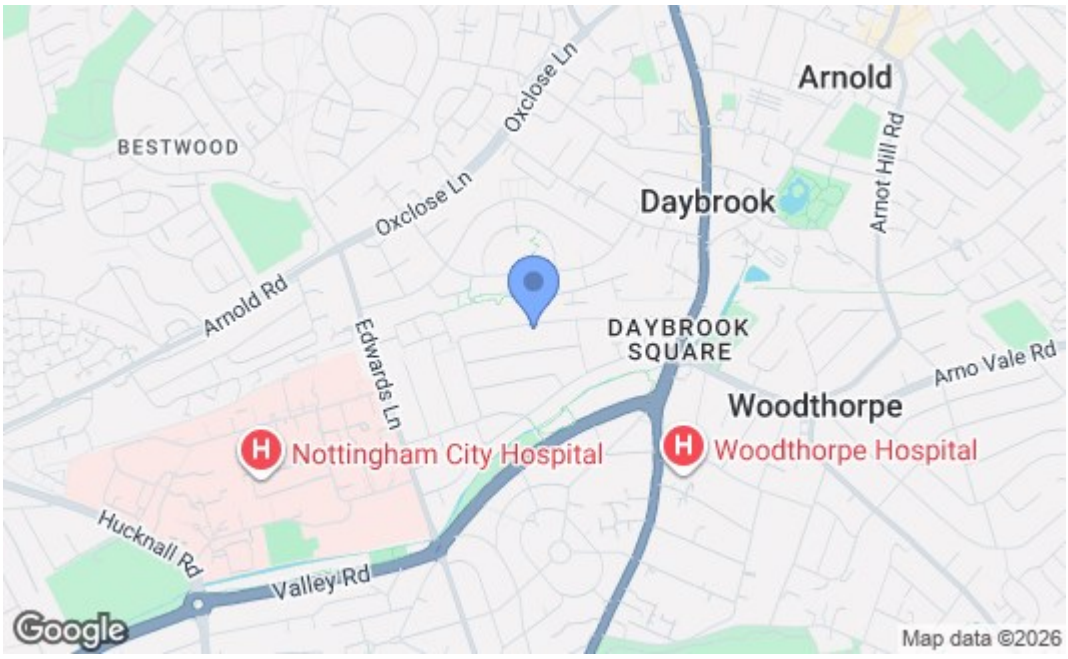


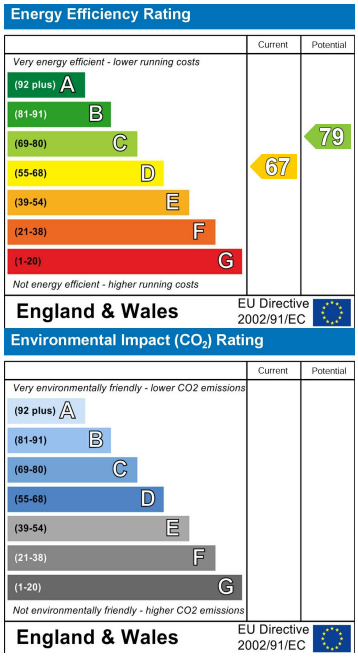












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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