Robert Ellis

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ATTRACTIVE THREE BEDROOM DETACHED
FAMILY HOME ON A LARGE PLOT

Ridsdale Road
Sherwood Dales, Nottingham NG5 3GR

£360,000 Freehold

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Robert Ellis are delighted to bring to the market this beautifully presented three bedroom detached family home, occupying a generous plot in a popular and established residential location. The property is ideally positioned for Nottingham City Hospital, Arnold and Sherwood, while also benefiting from excellent transport links, convenient access to the Nottingham Ring Road and routes into Nottingham city centre.

The accommodation has been well maintained and improved by the current owners whilst retaining a number of attractive original features. On entering the property, there is an enclosed double glazed entrance porch which leads into a welcoming hallway, featuring the original entrance door and adjoining side windows while original wall panelling further adds to the character of the hallway.

The modern refitted kitchen is a particular feature of the property and incorporates a range of handleless wall and base units with Quartz work surfaces, together with a comprehensive range of integrated appliances including NEFF ovens, induction hob, fridge, freezer and dishwasher. There is also underfloor heating, a useful pantry and access through to a separate utility room, which in turn provides internal access to the integral garage.

The spacious living room extends to approximately 20ft in length and features a restored and double glazed original bay window to the front, together with an attractive fireplace incorporating a Stovax multi-fuel burning stove. Original French doors lead through to the conservatory, which enjoys views over the rear garden and has a single UPVC double glazed door providing direct access outside.

To the first floor are three bedrooms, with bedroom one, bedroom three and the landing benefiting from restored and double glazed original windows. There is also a family bathroom fitted with a three piece suite including a separate walk-in shower, together with an additional separate WC. The loft is fully insulated and boarded and includes a Velux window, providing useful additional storage space.

Outside, the property benefits from a driveway providing off road parking together with an integral garage. To the rear is a particularly generous south facing enclosed garden, laid mainly to lawn and complemented by two Indian sandstone patio areas, making it an excellent space for outdoor seating, dining and entertaining. The garden is well established with mature shrubs and trees, including three apple trees and a pear tree, and offers a good degree of privacy.

This is an excellent opportunity to acquire a spacious and well presented family home in a sought after location, combining generous accommodation and gardens with a number of carefully preserved original features. An internal viewing is highly recommended to appreciate the size, character and presentation of the property on offer.





Entrance Porch
3'1 x 8'10 approx (0.94m x 2.69m approx)
Double glazed French doors to the front elevation with fixed panels either side, original quarry tiled flooring, original leaded entrance door leading through to the inner entrance hallway with original windows to either side.

Entrance Hallway
14'03 x 8'05 approx (4.34m x 2.57m approx)
Staircase leading to the first floor landing, ceiling light point, column radiator, original panelling to the walls, laminate flooring, understairs storage, picture rail, archway leading through to the kitchen, panelled door leading through to the living room.

Kitchen
11' x 9'06 approx (3.35m x 2.90m approx)
This bright and airy refitted kitchen benefits from having a range of matching handless wall and base units incorporating Quartz worksurfaces over, 1.5 bowl undermounted sink with modern swan neck mixer tap above, integrated NEFF combi-microwave oven, integrated slide and hide oven, integrated fridge, integrated freezer, integrated dishwasher, NEFF induction hob with extractor hood above, recessed spotlights to the ceiling, inset speakers, UPVC double glazed windows to the rear elevation, internal window to the side elevation looking into the conservatory, underfloor heating, column style radiator, pantry providing useful additional storage, glazed door leading through to the utility room.

Pantry
5'04 x 2'4 approx (1.63m x 0.71m approx)
Tiling to the floor, main stop cock.

Utility
6'08 x 6'11 approx (2.03m x 2.11m approx)
UPVC double glazed windows to the rear and side elevations, UPVC double glazed door to the side elevation, space and plumbing for a washing machine, space and point for a tumble dryer, space and point for additional fridge freezer, wall mounted gas central heating combination boiler providing hot water and central heating to the property, tiling to the floor, glazed door providing access to the integral garage.

Garage
14'8 x 8'6 approx (4.47m x 2.59m approx)
Doors to the front elevation, window to the side elevation, light and power, internal glazed door leading through to the utility room.

Living Room
12' x 20' approx (3.66m x 6.10m approx)
Glazed leaded bay window to the front elevation which has been retained, restored and double glazed, picture rail, feature fireplace incorporating stone surround and slate hearth with a Stovax multi-fuel burner, laminate flooring, internal French doors leading through to the conservatory.

Conservatory
10'5" x 9'2" approx (3.20 x 2.80 approx)
UPVC double glazed windows surrounding, UPVC double glazed door giving access to the rear garden, wall mounted radiator providing year round use.

First Floor Landing
Original leaded window to the side elevation which has been retained, restored and double glazed, loft access hatch, panelled doors leading off to:

Loft
Fully insulated and boarded loft space, accessed via a built-in loft ladder and benefitting from a Velux window to the rear elevation, providing a useful and practical additional storage area.

Bedroom One
12'01 x 12'10 approx (3.68m x 3.91m approx)
Original leaded window to the front elevation which has been retained, restored and double glazed, wall mounted radiator, picture rail.

Bedroom Two
11'03 x 9'04 approx (3.43m x 2.84m approx)
UPVC double glazed bay window to the rear elevation, wall mounted radiator, picture rail, built-in triple bunk beds incorporating storage steps.

Bedroom Three
8'7 x 8'6 approx (2.62m x 2.59m approx)
Double glazed original leaded window to the front elevation which has been retained, restored and double glazed, wall mounted radiator, picture rail.

Family Bathroom
9'06 x 7'10 approx (2.90m x 2.39m approx)
UPVC double glazed window to the rear elevation, three piece suite comprising panelled bath with mixer tap over, vanity wash hand basin with storage below, walk-in shower enclosure with electric Mira shower over, extractor fan, wall mounted heated towel rail, laminate flooring, tiled splashbacks, storage cupboard.

Separate WC
5'01 x 2'5 approx (1.55m x 0.74m approx)
UPVC double glazed window to the rear elevation, low level flush WC, laminate flooring.

Outside

Front of Property
To the front of the property there is a driveway providing off the road vehicle hardstanding, garden laid to lawn with mature shrubs and trees planted to the borders providing natural private screening, fencing to the boundaries with secure gated access to the rear of the property.

Rear of Property
To the rear of the property is a generous south-facing enclosed tiered garden, laid predominantly to lawn and complemented by two separate Indian sandstone paved patio areas, providing excellent spaces for outdoor seating, dining and entertaining while making the most of the sun throughout the day. The garden is well established, with a variety of mature shrubs and trees to the borders, including three apple trees and a pear tree, creating an attractive setting and providing a good degree of screening and privacy. Fencing and hedging secure the boundaries, while a garden store provides useful additional storage space.

Garden Storage
11'01 x 9'04 approx (3.38m x 2.84m approx)

Agents Notes: Additional Information
Council Tax Band: C
Local Authority: Nottingham
Electricity: Mains supply
Water: Mains supply
Heating: Mains gas
Septic Tank : No
Broadband: BT, Sky, Virgin
Broadband Speed: Standard 16mbps Ultrafast 5500mbps
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



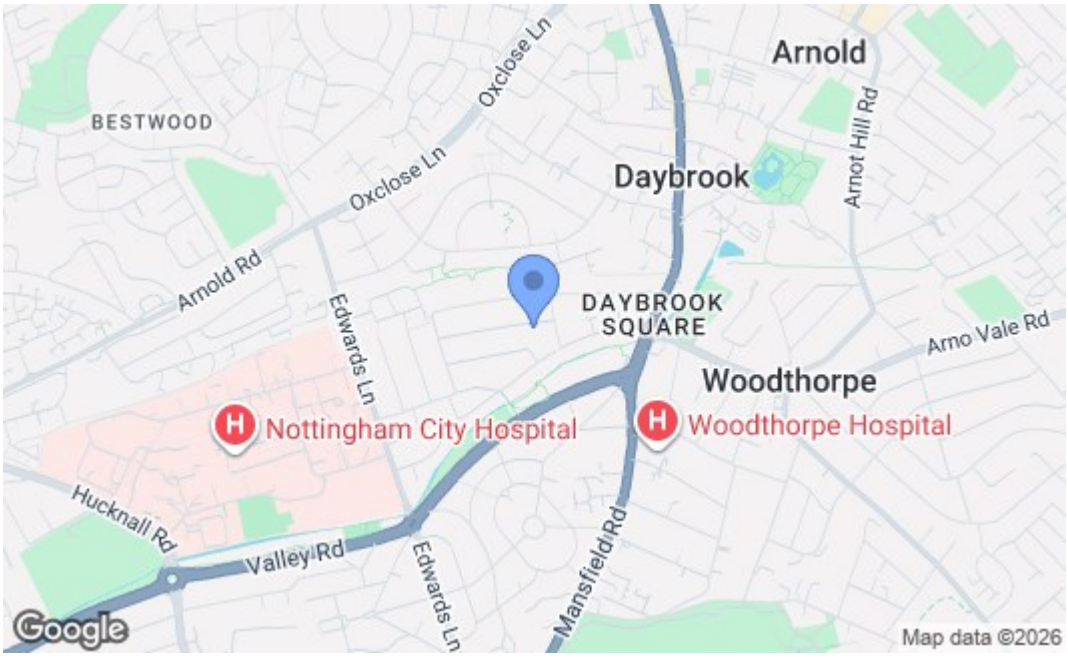


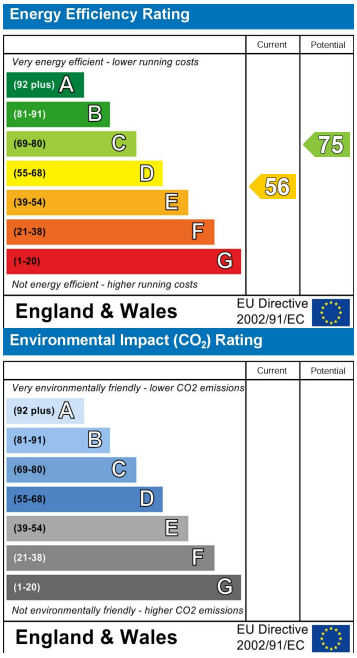












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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