Robert Ellis

look no further...







A WELL PRESENTED HOME FOR SALE!

Wichal Close

Sherwood, Nottingham NG5 6BF

Offers In The Region Of £270,000 Freehold



Robert Ellis Estate Agents are delighted to bring to the market this spacious four-bedroom townhouse, situated in a popular and convenient residential location in Nottingham. Offering accommodation arranged across three floors, a fantastic open-plan living space, off-road parking and an enclosed rear garden, this property is perfect for growing families, first-time buyers and professionals alike.

Upon entering the property, you are welcomed into an entrance hallway with a useful ground floor WC. The heart of the home is the impressive open-plan lounge, kitchen and dining area, providing a fantastic space for everyday family living and entertaining. The kitchen is fitted with a range of wall and base units, integrated appliances and ample worktop space, while the generous lounge area benefits from French doors opening directly onto the rear garden, allowing plenty of natural light to flow through.

To the first floor are two well-proportioned bedrooms, both offering plenty of flexibility for family living. The second floor provides a further two bedrooms, including the principal bedroom benefiting from its own en-suite shower room, alongside a separate family bathroom.

Outside, the property benefits from a driveway to the front providing off-road parking. To the rear is an enclosed, low-maintenance garden featuring a patio and pebbled area, perfect for outdoor seating and entertaining during the warmer months.

Situated in a popular residential area, the property is conveniently located within easy reach of Arnold town centre, offering a fantastic selection of shops, supermarkets, cafés and restaurants. There are also nearby schools, local amenities, Nottingham City Hospital and transport links providing access to Nottingham City Centre and surrounding areas.

A fantastic family home offering generous accommodation, versatile living space and a convenient location. Viewing is highly recommended! NO UPWARD CHAIN!





Entrance Hallway
Wooden entrance door, wooden flooring, carpeted flooring, wall mounted radiator, doors leading off to:

Downstairs WC
5'56 x 2'73 approx (1.52m x 0.61m approx)
Wooden flooring, handwash basin with separate hot and cold taps, tiled splashbacks, wall mounted radiator, WC.

Lounge Kitchen Diner
26'67 x 14'31 approx (7.92m x 4.27m approx)
UPVC double glazed window to the front elevation, UPVC double glazed French doors giving access to the rear garden, wooden flooring, two wall mounted radiators, spotlights to the ceiling, tiled flooring, a range of wall and base units with worksurfaces over incorporating a sink and drainer unit with mixer tap, integrated dishwasher, integrated washing machine, oven with four ring gas hob over and extractor hood above, space and point for a fridge freezer.

First Floor Landing
Carpeted flooring, UPVC double glazed window to the front elevation, staircase leading to the second floor landing, wall mounted radiator, doors leading off to:

Bedroom Two
14'31 x 9'51 approx (4.27m x 2.74m approx)
UPVC double glazed window to the rear elevation, carpeted flooring, wall mounted radiator.

Bedroom Three
14'17 x 7'63 approx (4.27m x 2.13m approx)
UPVC double glazed window to the front elevation, carpeted flooring, wall mounted radiator.

Second Floor Landing
Carpeted flooring, storage cupboard, doors leading off to:

Bedroom One
10'98 x 9'89 approx (3.05m x 2.74m approx)
UPVC double glazed window to the rear elevation, carpeted flooring, wall mounted radiator, loft access, door leading through to the en-suite.

En-Suite
Tiled flooring, tiled splashbacks, wall mounted radiator, WC, handwash basin, shower enclosure with mains fed shower over.

Bedroom Four
10'97 x 7'21 approx (3.05m x 2.13m approx)
UPVC double glazed window to the front elevation, carpeted flooring, wall mounted radiator.

Bathroom
5'74 x 7'23 approx (1.52m x 2.13m approx)
Tiled flooring, tiled splashbacks, wall mounted radiator, handwash basin, WC, shaver point, bath with mains fed shower over, extractor fan.

Rear of Property
To the rear of the property there is an enclosed rear garden with patio and pebbled area, fenced and walled boundaries, gated access.

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

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
Broadband Speed: Standard 15mbps Ultrafast 2000mbps
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





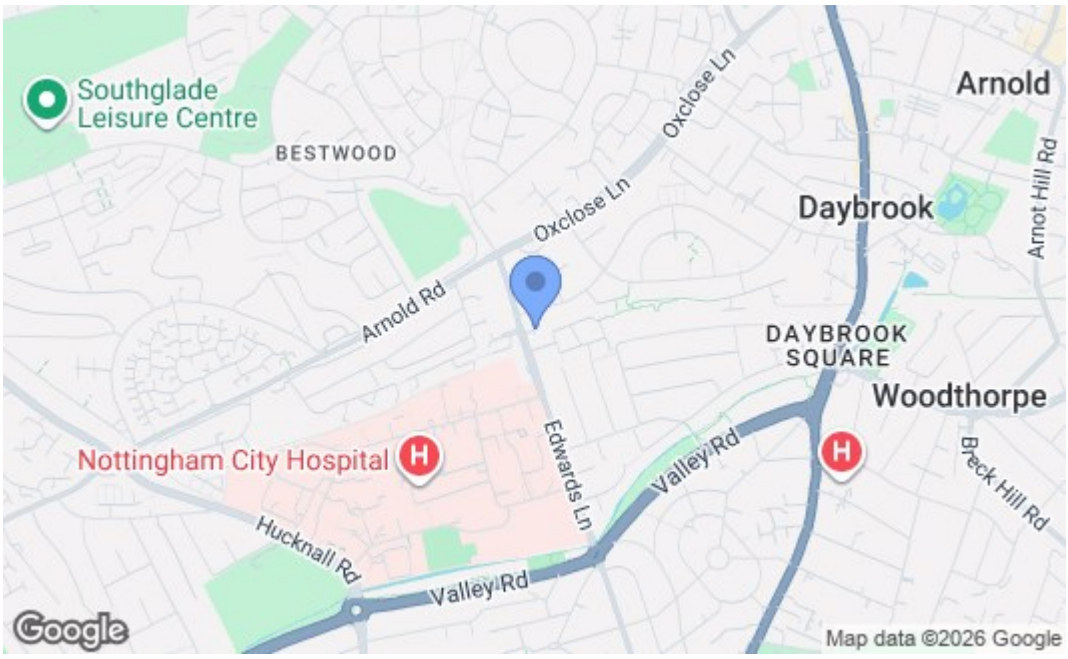


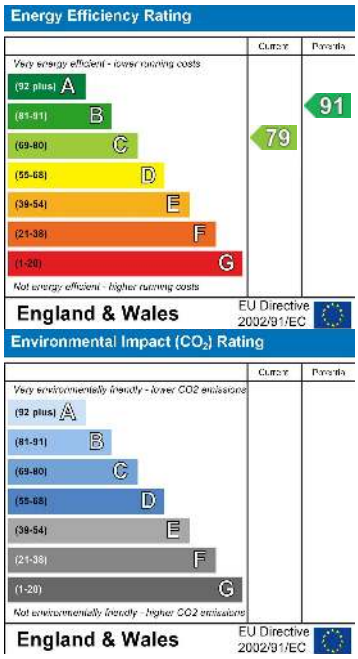












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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