



Hartington Road,  
Sherwood, Nottingham  
NG5 2GU

**Guide Price £575,000**  
**Freehold**



\*\* UNIQUE OPPORTUNITY \*\*

Robert Ellis Estate Agents are proud to offer to the market this OUTSTANDING FOUR BEDROOM, DETACHED FAMILY HOME situated in SHERWOOD, NOTTINGHAM.

The property is positioned off Mansfield Road (A60) which allows access to Sherwood's affluent high street with local retailers, shops, restaurants, and bars. This also offers transport links to surrounding towns and Nottingham City centre which is within 15 minutes of travel. You are also accessible to the tram via walking or 'park and ride car park.

Upon entry, you are welcomed into the entrance porch which leads through to the hallway. The hallway allows access into the living room, dining room, family room and kitchen. The kitchen offers fitted units with integrated appliances and breakfast room with French doors opening onto the enclosed rear garden which is low maintenance with feature patio and flower beds/shrubbery to the sides. Off the breakfast room is the utility room, downstairs toilet and access into the integral garage.

Stairs lead to landing, first double bedroom, first bathroom with three piece suite, second double bedroom, third bedroom, fourth bedroom and second, modern family bathroom with three piece suite.

The front of the home offers ample parking for at least 2 cars with gated access. It also hosts an enclosed garden, laid to lawn, with flower beds/shrubbery to the edges.

A viewing is HIGHLY RECOMMENDED to appreciate the HIGH QUALITY, SIZE and LOCATION of this FANTASTIC OPPORTUNITY- Contact us immediately to arrange your viewing now!



#### Entrance Porch

3'0" x 2'7" approx (0.93 x 0.79 approx)

Feature wooden framed single glazed French door. Tiled flooring.

#### Entrance Hallway

15'1" x 8'5" approx (4.62 x 2.58 approx)

Carpeted flooring. Wall mounted radiator. Staircase leading to First Floor Landing

#### Living Room

16'1" x 11'9" approx (4.92 x 3.60 approx)

UPVC double glazed window. Feature log burner with tiled surround. Carpeted flooring. Wall mounted double radiator. Wooden framed single glazed opaque French doors.

#### Dining Room

13'7" x 10'10" approx (4.15 x 3.32 approx)

Carpeted flooring. Wall mounted double radiator. UPVC double glazed window and French doors leading out to the patio area and enclosed rear garden.

#### Family Room

15'3" x 9'10" approx (4.66 x 3.00 approx)

UPVC double glazed window. Carpeted flooring. Wall mounted radiator.

#### Kitchen

21'7" x 7'5" approx (6.59 x 2.28 approx)

UPVC double glazed window to rear elevation. Range of fitted wall and base units incorporating worksurfaces over. Stainless steel sink with dual heat tap and a second sink with mixer tap. 4 ring electric hob with integrated oven below and extractor fan above. Integrated Microwave. Integrated Dishwasher. Integrated Fridge. Integrated Freezer Partially tiled walls. Storage cupboard (0.79 x 0.44 m approx.)

#### Breakfast Room

9'4" x 7'5" approx (2.86 x 2.27 approx)

UPVC double glazed window. Vinyl flooring. Wall mounted radiator. 2 x UPVC double glazed windows. UPVC double glazed French doors leading out to the patio area and rear garden.

#### Utility Room

7'10" x 5'10" approx (2.40 x 1.80 approx)

Fitted base units. Space and plumbing for automatic washing machine and tumble dryer. Vinyl flooring. Wall mounted radiator. Housing water tank.

#### Ground Floor WC

2'8" x 6'9" approx (0.82 x 2.08 approx)

UPVC double glazed opaque window. Circular sink with separate dual heat tap on tiled shelf. W/C. Vinyl flooring. Wall mounted radiator.

#### First Floor Landing

15'3" x 15'3" approx (4.65 x 4.65 approx)

UPVC double glazed window. Carpeted flooring. Access into Bedrooms 1, 2, 3, 4 and Family Bathrooms

#### Bedroom 1

13'4" x 10'11" approx (4.08 x 3.34 approx)

UPVC double glazed window. Carpeted flooring. Wall mounted radiator. Fitted wardrobes with sliding doors. Airing cupboard (0.68 x 0.78 m approx)

#### Bedroom 2

16'5" x 9'3" approx (5.02 x 2.84 approx)

UPVC double glazed window. Carpeted flooring. Wall mounted radiator.

#### Bedroom 3

11'7" x 10'0" approx (3.55 x 3.06 approx)

UPVC double glazed window. Carpeted flooring. Wall mounted radiator.

#### Bedroom 4

11'0" x 9'11" approx (3.37 x 3.04 approx)

UPVC double glazed window. Carpeted flooring. Wall mounted radiator.

#### Family Bathroom One

7'4" x 6'1" approx (2.25 x 1.86 approx)

UPVC double glazed opaque window. Bath with dual heat tap with handheld shower unit. Sink with dual heat tap. W/C. Tiled flooring. Fully tiled walls. Wall mounted towel radiator.

#### Family Bathroom Two

6'10" x 4'9" approx (2.09 x 1.47 approx)

UPVC double glazed opaque window. P-Shaped bath with dual heat tap with waterfall shower head and handheld shower head attachment. Wall mounted sink with dual heat tap. W/C. Tiled flooring. Fully tiled walls.

#### Front of Property

Gated access to driveway. Paved pathway leading to front door. Laid to lawn with shrubbery and flowerbeds to the side elevations. Lavender planted to the front of property. Hedging to front boundary for privacy.

#### Rear of Property

Enclosed low maintenance rear garden. Feature patio area with seating area. Flowerbeds to the side elevations. Space for sheds.

#### Garage

19'6" x 8'5" approx (5.95 x 2.57 approx)

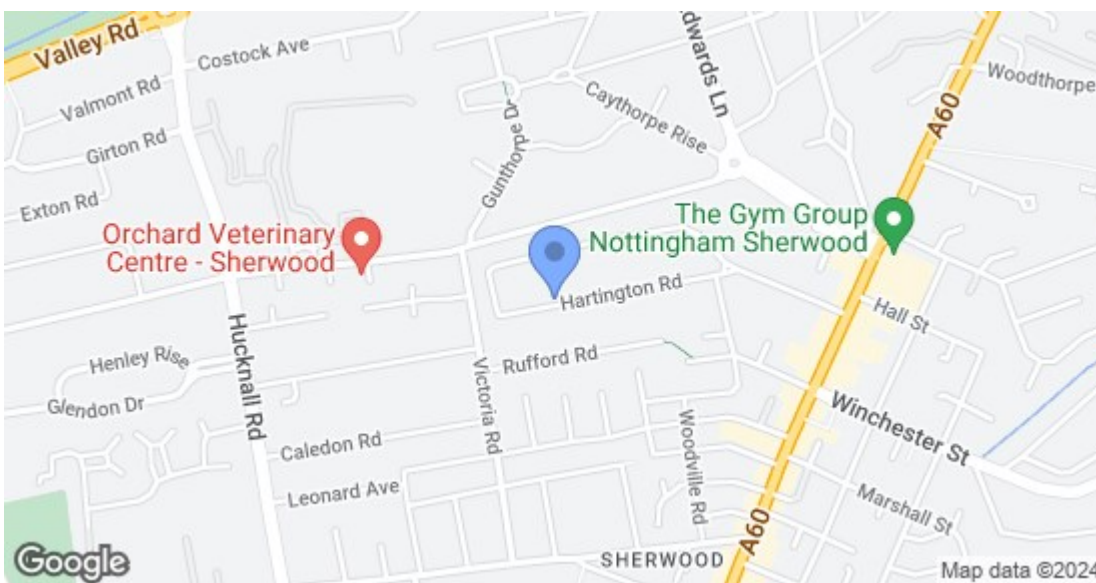
With up and over door. Wooden framed single opaque window to the side elevation. Access door into Utility Room

#### Council Tax

Local Authority: Nottingham

Council Tax band: E





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.