



Tettenbury Road  
Sherwood, Nottingham NG5 1LA

**Guide Price £290,000 Freehold**

AN EXTENDED, THREE BEDROOM,  
DETACHED FAMILY HOME SITUATED IN  
SHERWOOD, NOTTINGHAM.



\*\* GUIDE PRICE £290,000 - £300,000\*\*

\*\* IMMACULATE FAMILY HOME \*\*

Robert Ellis Estate Agents are delighted to bring to the market this OUTSTANDING THREE BEDROOM, EXTENDED, DETACHED FAMILY HOME situated in SHERWOOD, NOTTINGHAM.

The property is situated in between Perry Road and Valley Road. It is ideally located within walking distance of Sainsbury's supermarket, excellent transport links and the City Hospital. A short drive away you will find Sherwood's high street which offers a mixture of restaurants, bars and retail shops. There are transport links on Valley and Perry Road, allowing access to Nottingham City centre and surrounding areas.

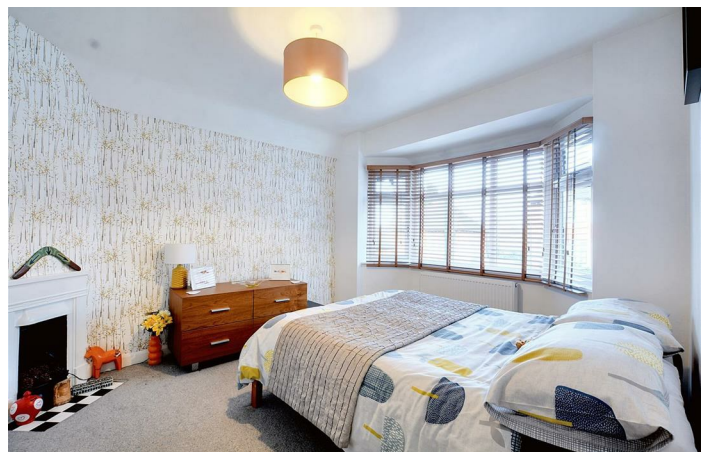
The property benefits from having underfloor heating in the kitchen, a new combination boiler fitted in 2015, a full rewire in 2015 and brushed silver hardware throughout the whole property.

Upon entry, you are welcomed into the hallway which leads to the lounge. The lounge leads through to the dining area with French doors opening onto the enclosed rear garden with newly placed patio, laid to lawn, flower beds/ shrubbery to the sides, and stoned area with space for a shed. Off the dining area is the kitchen with a fitted Howden's kitchen and under floor heating, alongside the ground floor hosting a downstairs WC.

Stairs lead to landing, first extended, double bedroom with fitted wardrobes and access to the private balcony with stunning views over Nottingham. Second double bedroom, third bedroom and modern family bathroom featuring a four piece suite, with feature tiles from Porcelanosa.

The front of the property offers low maintenance garden, a driveway with access to the garage. The garage allows through access, with a rear door to the garden.

A viewing is HIGHLY ADVISED to appreciate the HIGH QUALITY, SIZE and LOCATION of this FANTASTIC OPPORTUNITY- Contact the office before it is too late!



## Front of Property

Driveway providing off the road parking. Low maintenance front garden with shrubbery and stone wall surrounding. Access into Garage.

## Entrance Hallway

5'7" x 17'11" approx (1.71 x 5.47 approx)

Composite entrance door to the front elevation. Laminate flooring. Wall mounted radiator. Ceiling light points. Meter storage cupboard. Under stairs storage cupboard. Carpeted staircase to First Floor Landing. Internal doors leading into Living Room, Kitchen & Ground Floor WC

## Living Room

10'8" x 19'1" approx (3.26 x 5.82 approx)

UPVC double glazed bay window to the front elevation. Carpeted flooring. Wall mounted radiators. Ceiling light point. Feature remote control gas fire. Internal bi-fold doors leading into Dining Room

## Dining Room

7'1" x 8'7" approx (2.17 x 2.64 approx)

UPVC double glazed French doors leading to enclosed rear garden. Laminate flooring. Wall mounted radiator. Recessed spotlights to the ceiling. Internal bi-fold doors leading into Kitchen. Cellar access hatch with built-in ladder.

## Kitchen

12'1" x 10'0" approx (3.70 x 3.05 approx)

UPVC double glazed window to the rear elevation. Laminate flooring with underflooring heating. Tall feature radiator. Recessed spotlights to the ceiling. Range of refitted Howden wall, base and drawer units with worksurfaces above. Sink and drainer unit with swan neck dual heat tap above. Integrated electric oven. 5 ring gas hob with extractor hood above. Glass splash back. Integrated fridge and freezer. Integrated washer dryer. Integrated slimline dishwasher. Composite door leading out to the enclosed rear garden.

## Ground Floor WC

2'3" x 6'6" approx (0.71 x 1.99 approx)

Laminate flooring. Tiled splash back. Wall mounted radiator. Recessed spotlights to the ceiling. Vanity hand wash basin with dual heat tap and storage cupboard below. Low level flush WC

## First Floor Landing

7'2" x 5'8" approx (2.19 x 1.74 approx)

UPVC double glazed window to the side elevation. Carpeted flooring. Ceiling light point. Internal doors leading into Bedroom 1, 2, 3 and Family Bathroom. Loft access hatch with a pull down ladder, partially boarded and power and lighting.

## Bedroom 1

16'9" x 9'2" approx (5.12 x 2.80 approx)

UPVC double glazed window to the rear elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. 2 x ceiling height double fitted wardrobes providing useful additional storage space. Composite door leading out onto Balcony

## Balcony

7'6" x 8'6" approx (2.3 x 2.6 approx)

Overlooking rear garden. Privacy glass to the rear elevation. Promenade tile flooring. Ample space for seating.

## Bedroom 2

11'10" x 10'9" approx (3.61 x 3.28 approx)

UPVC double glazed bay front window to the front elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Feature fireplace.

## Bedroom 3

5'8" x 7'10" approx (1.75 x 2.40 approx)

UPVC double glazed window to the front elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Built-in over the storage cupboard.

## Family Bathroom

4'6" x 7'0" approx (1.38 x 2.15 approx)

UPVC double glazed opaque window to the rear elevation. Porcelanosa tiled walls & flooring. Wall mounted towel radiator. Recessed spotlights to the ceiling. Modern white 4 piece suite comprising of a walk-in shower enclosure with rainfall shower head, bath with dual heat tap, hand wash basin with dual heat tap and a low level flush WC.

## Rear of Property

Large enclosed rear garden. Large patio area. Large laid to lawn area. Large pebble area. Space for shed at the rear. Shrubby and hedges planted to the borders. Fencing and brick wall surrounding. External access door into Garage

## Garage

28'1" x 16'2" approx (8.57 x 4.94 approx)

Electric door. Power & Lighting. Houses combination boiler. Space for bins. External access door leading into enclosed rear garden

## Council Tax

Local Authority Nottingham

Council Tax band C

## Agents Notes: Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 20mbps Ultrafast 1000mbps

Phone Signal – 02, Vodafone, EE, Three

Sewage – Mains supply

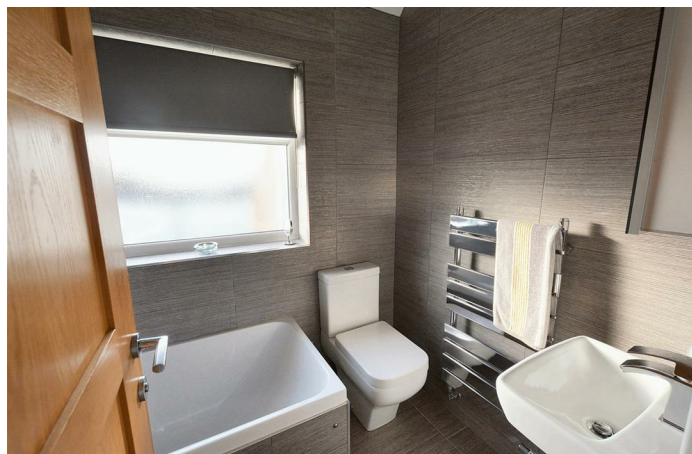
Flood Risk – No flooding in the past 5 years

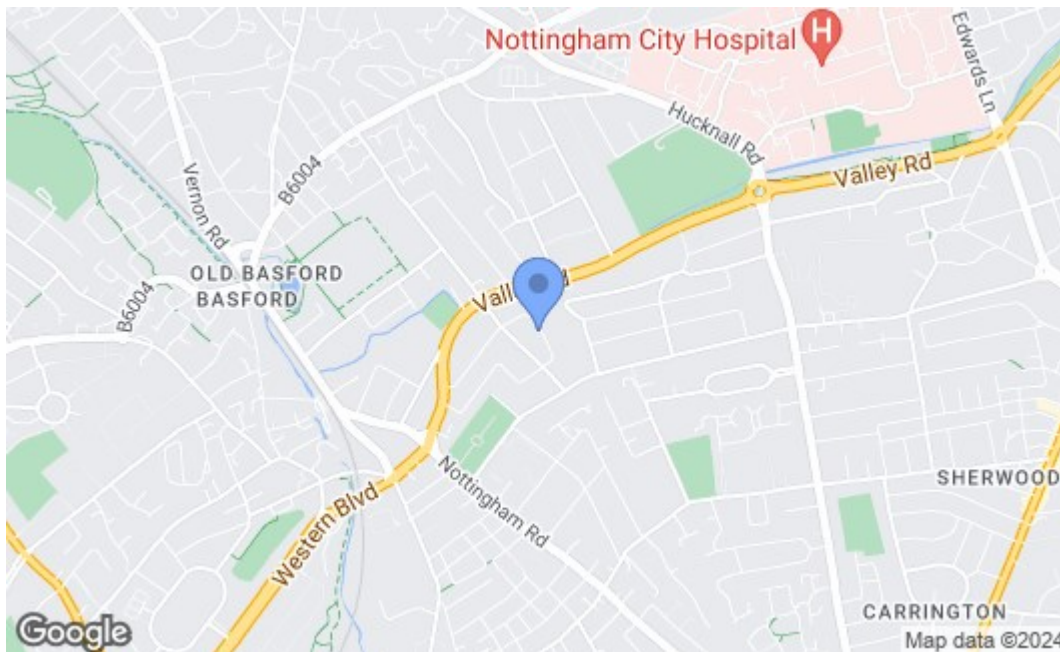
Flood Defences – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			79
(69-80) C			
(55-68) D		61	
(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.