



Valmont Road  
Sherwood, Nottingham NG5 1GA

**Offers Over £300,000 Freehold**

A THREE BEDROOM, DETACHED FAMILY PROPERTY SITTING ON A CORNER PLOT. THREE RECEPTION ROOMS, GROUND FLOOR WC, REFITTED MODERN KITCHEN. SITUATED ON A GOOD-SIZE PLOT WITH A DRIVEWAY AND GARAGE.



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

The property is ideally located within walking distance of Sherwood's high street, which offers a mixture of restaurants, bars, and retail shops. There are transport links on Hucknall Road, allowing access to Nottingham City centre and surrounding areas, as well as being ideally within walking distance of the Nottingham City Hospital.

The home has undergone improvement works by the current owner including a modern refitted kitchen and refitted gas central heating combination boiler and brand new consumer unit.

Upon entry, you are welcomed by the entrance porch into the hallway with feature wooden herring parquet flooring, modern wooden panel doors leading off to bay fronted living room, bay fronted dining room and refitted kitchen with doors to conservatory and ground floor WC.

The stairs leading to the landing allow access to the FIRST DOUBLE bedroom, SECOND DOUBLE bedroom, THIRD bedroom and the four-piece suite family bathroom.

The home is positioned on a considerable size corner plot with gardens to the side and rear elevations, a driveway and a freestanding garage.

A viewing is HIGHLY RECOMMENDED to appreciate the STYLING, SIZE, and FINISH of this AMAZING OPPORTUNITY - Contact the office before it is too late!



### Front and Side of Property

The property sits on a good size corner plot with laid to lawn gardens to the front and side elevations. Range of shrubbery and hedging. Fencing surrounding. Driveway to the side of the property providing off the road parking. Access into freestanding Garage

### Entrance Porch

1'5x 6'5 approx (0.43m x 1.96m approx)

UPVC double glazed French doors to the front elevation leading into the Entrance Porch. Tiled flooring. Ceiling light point. Original stained glass leaded door leading into the Entrance Hallway

### Entrance Hallway

15'5 x 5'10 approx (4.70m x 1.78m approx)

Original stained glass leaded window to the side elevation. Solid wooden herring parquet flooring. Wall mounted radiator. Ceiling light point. Carpeted staircase leading up to First Floor Landing. Modern wooden panel doors leading into the Living Room, Dining Room, Kitchen and Storage Cupboard

### Living Room

13' x 11'10 approx (3.96m x 3.61m approx)

UPVC double glazed leaded sectional bay window to the front elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Wall mounted television point

### Dining Room

12'8 x 13'10 approx (3.86m x 4.22m approx)

UPVC double glazed leaded sectional bay window to the side elevation. Solid wooden herring parquet flooring. Wall mounted radiator. Ceiling light point. Wall light points. Feature Adams style fireplace incorporating marble hearth and back panel, wooden mantle and inset living flame gas fire

### Kitchen

14 x 8'2 approx (4.27m x 2.49m approx)

UPVC double glazed windows and door leading into the Conservatory. Solid wooden herring parquet flooring. Feature vertical wall mounted radiator. Recessed ceiling spotlights. Range of high gloss, handle less wall, base and drawers units with quartz worktops above. Built-in Breakfast Bar. Under counter sink with modern chef dual heat tap above. Under counter integrated oven with 4 ring Zanussi induction hob above and extractor unit above. Integrated fridge freezer. Integrated dishwasher. Integrated washing machine. Access into under stairs pantry

### Pantry

7'2" x 3'3" approx (2.2 x 1 approx)

Under stairs pantry providing useful additional storage space with shelving. Wall mounted consumer units. Ceiling light point.

### Conservatory

8'5 x 14'07 approx (2.57m x 4.45m approx)

UPVC double glazed French doors leading to landscaped courtyard garden. UPVC double glazed windows to the side and rear elevations. Glazed roof. Internal panel door leading into the Ground Floor WC. Tiled flooring. Wall mounted radiator. Wall light point.

### Ground Floor WC

3 x 7' 4 approx (0.91m x 2.13m 1.22m approx)

UPVC double glazed windows to the side and rear elevations. Glazed roof. Tiled flooring. Tiled splash backs. Wall light point. Low level flush WC. Pedestal wash hand basin with hot and cold taps.

### First Floor Landing

Original stained glass leaded window to the side elevation. Carpeted flooring. Ceiling light point. Loft access hatch. Modern wooden panel doors leading into Bedroom 1, 2, 3 and Family Bathroom

### Bedroom 1

11'11 x 11'11 approx (3.63m x 3.63m approx)

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

### Bedroom 2

12'10 x 10'11 approx (3.91m x 3.33m approx)

UPVC double glazed leaded sectional bay window to the side elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point

### Bedroom 3

13'7 x 7' approx (4.14m x 2.13m approx)

UPVC double glazed window to the rear elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Airing cupboard housing refitted Ideal gas central heating combination boiler

### Family Bathroom

8'9 x 6'8 approx (2.67m x 2.03m approx)

UPVC double glazed window to the front and side elevations. Vinyl flooring. Tiled splash backs. Wall mounted radiator. Ceiling light points. 4 piece suite comprising of a walk-in quadrant shower enclosure with electric shower above, panel bath with hot and cold taps, pedestal wash hand basin with hot and cold taps and a low level flush WC

### Rear of Property

Low maintenance landscaped courtyard garden with shrubbery and hedging. Gated access to side of property

### Garage

Freestanding sectional concrete garage to the side elevation of property

### 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

Broadband Speed - Standard 15mbps Ultrafast 1000mbps

Phone Signal – 02, Vodafone, Three

Sewage – Mains supply

Flood Risk – Surface Water : Medium

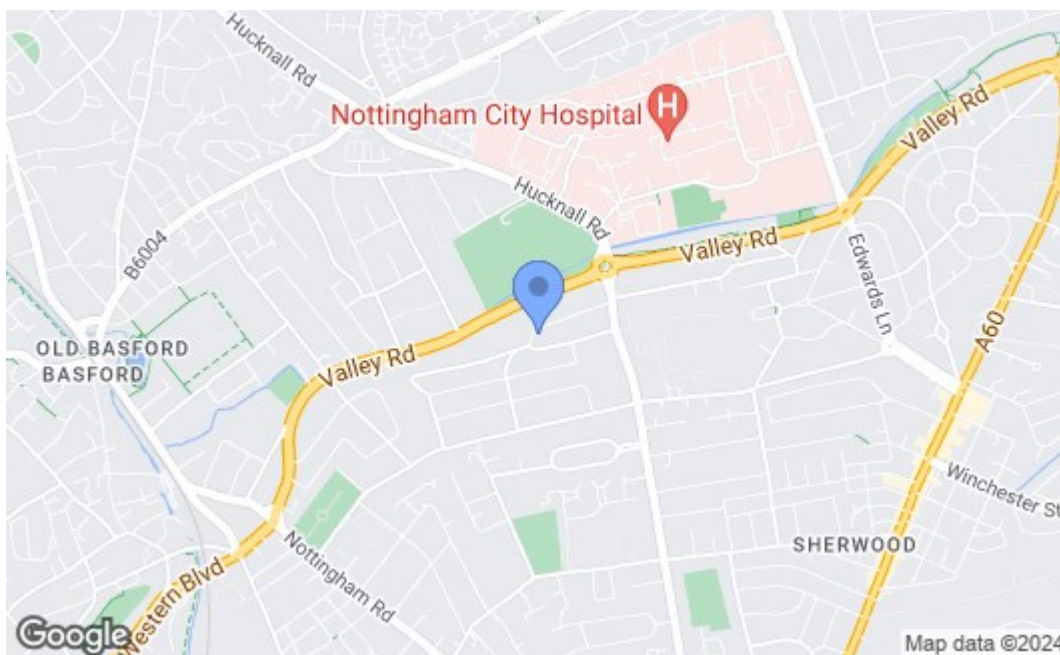
Flood Defences – No

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			82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		36	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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			
England & Wales		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.