



Cragdale Road,  
Sherwood Dales, Nottingham  
NG5 3HX

**£350,000 Freehold**



**\*\*MUST VIEW\*\* DETACHED FAMILY HOME, SITUATED ON A CUL DE SAC\*\***

Robert Ellis Estate Agents are delighted to offer to the market this BEAUTIFUL THREE bedroom family home situated in Sherwood Dales, Nottingham.

The home is ideally located for any growing families with popular schools, amenities and great transport links into the surrounding areas and City centre. This property is also situated within walking distance from the City Hospital perfect for a Doctor or Nurse, there is also a free bus to the QMC hospital making it easy to travel to.

In brief the property comprises of; entrance porch, entrance hall way, lounge, dining room, kitchen with utility space, rear porch which houses a downstairs WC making it perfect for hosting parties and BBQ's, three bedrooms, family bathroom and a separate WC.

To the front of the property there is a driveway for one car, garage and a side access gate to the rear garden. To the rear of the property there is a large mature rear garden split in to two sections making it perfect for growing fruit and veg!

An early viewing on this property is highly recommended to appreciate the accommodation on offer.



### Front of Property

Gated driveway providing off the road parking. Shrubbery and hedging. Stone wall to the front elevation. Access to Integral Garage. Side access to rear of property.

### Entrance Porch

2'0" x 6'3" approx (0.63 x 1.92 approx)

French single glazed entrance door to the front elevation. Single glazed window to the side elevation. Tiled flooring. Wall light point. Wooden single glazed door leading into Entrance Hallway

### Entrance Hallway

8'7" x 9'8" approx (2.64 x 2.95 approx)

Laminate flooring. Wall mounted radiator. Ceiling light point. Picture rail. Under the stairs storage cupboard. Carpeted staircase to First Floor Landing. Internal single glazed doors leading into Living Room & Kitchen

### Living Room

11'8" x 14'6" approx (3.56 x 4.43 approx)

UPVC double glazed leaded window to the front elevation. Carpeted flooring. Wall mounted radiators. Ceiling light point. Feature electric fireplace with tiled hearth and surround. Internal single glazed French doors leading into Dining Room

### Dining Room

11'6" x 8'7" approx (3.53 x 2.63 approx)

UPVC double glazed leaded window to the rear elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Internal single glazed door leading into Kitchen

### Kitchen

17'9" x 12'8" approx (5.42 x 3.88 approx)

UPVC double glazed leaded window to the rear elevation. Laminate flooring. Tiled splashbacks. Wall mounted radiator. Ceiling light point. Range of fitted wall and base units incorporating worksurfaces above. Double sink and drainer unit with swan neck dual heat tap. Integrated double oven. 4 ring Induction hob with extractor unit above. Space and point for freestanding fridge freezer. Ample space for dining table. Open through to Utility Area.

### Utility Area

9'7" x 5'5" approx (2.93 x 1.67 approx)

UPVC double glazed window to the side elevation. Laminate flooring. Tiled splashbacks. Wall mounted radiator. Ceiling light point. Range of fitted wall and base units incorporating worksurfaces above. Space and plumbing for an automatic washing machine. Wooden single glazed door leading into Rear Porch

### Rear Porch

2'10" x 4'5" approx (0.87 x 1.37 approx)

UPVC double glazed leaded door leading into the enclosed rear garden. Tiled flooring. Ceiling light point. Sliding door leading to Ground Floor WC. UPVC double glazed leaded window to the side elevation.

### Ground Floor WC

3'0" x 2'9" approx (0.92 x 0.85 approx)

Tiled flooring. Tiled splash backs. Ceiling light point. Pedestal wash hand basin with hot and cold tap. WC

### First Floor Landing

15'4" x 9'6" approx (4.69 x 2.91 approx)

UPVC double glazed leaded window to the front elevation. Carpeted flooring. Wall mounted radiator. Ceiling light points. Loft access hatch with pull down ladder, power and lighting. Internal doors leading into Bedroom 1, 2, 3, Family Bathroom & First Floor WC

### Bedroom 1

12'8" x 11'6" approx (3.88 x 3.53 approx)

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

### Bedroom 2

10'7" x 11'7" approx (3.24 x 3.55 approx)

UPVC double glazed leaded window to the rear elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Built-in wardrobes

### Bedroom 3

9'7" x 5'9" approx (2.93 x 1.77 approx)

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

### Family Bathroom

6'0" x 6'6" approx (1.85 x 1.99 approx)

UPVC double glazed leaded window to the side elevation. Laminate flooring. Fully tiled walls. Wall mounted chrome heated radiator. Ceiling light point. P Shaped bath with mains fed rainwater shower head. Pedestal wash hand basin with dual heat tap.

### First Floor WC

2'3" x 5'11" approx (0.69 x 1.82 approx)

UPVC double glazed leaded window to the side elevation. Laminate flooring. Ceiling light point. WC

### Rear of Property

Large enclosed rear garden. Patio area with steps leading to large laid to lawn areas. Mature shrubbery and trees. Fencing surrounding.

### Integral Garage.

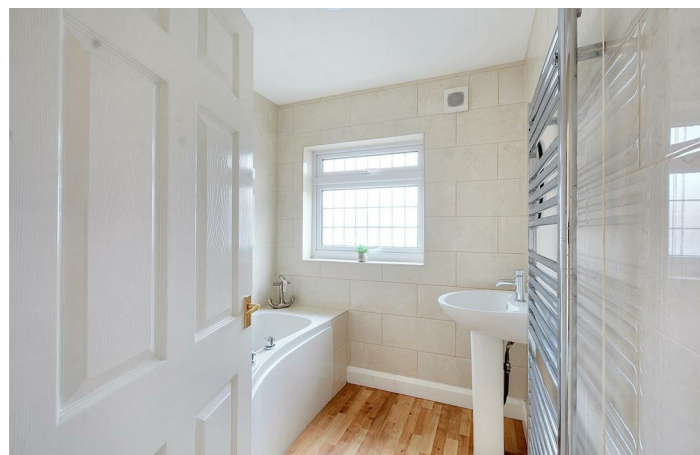
7'2" x 15'10" approx (2.20 x 4.83 approx)

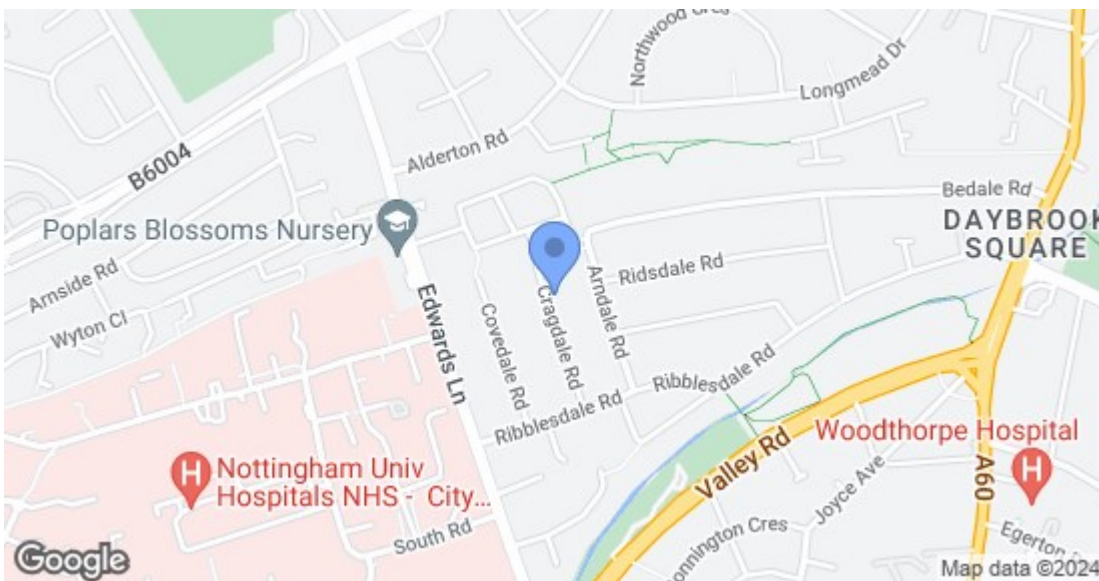
Double doors. Single glazed window to the side elevation. Wall mounted Baxi combination boiler. Power & Lighting

### Council Tax

Local Authority Nottingham

Council Tax band C





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		37	
(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.