



Ribblesdale Road  
Sherwood Dales, Nottingham NG5 3GY

**Guide Price £490,000 Freehold**

**\*\*GUIDE PRICE £490,000 - £515,000!\*\***  
AN OUTSTANDING FOUR BEDROOM,  
DETACHED FAMILY HOME SITUATED  
WITHIN THE HEART OF SHERWOOD  
DALES, NOTTINGHAM.





**\*\*GUIDE PRICE £490,000 - £515,000!\*\*** **\*\* IDEAL FAMILY HOME SITUATED IN POPULAR SHERWOOD DALES \*\***

Robert Ellis Estate Agents are proud to bring to the market this **OUTSTANDING FOUR BEDROOM, DETACHED FAMILY HOME SITUATED WITHIN THE HEART OF SHERWOOD DALES, NOTTINGHAM.**

The home is ideally located for any growing families with popular schools amenities and great transport links into the surrounding areas such as Sherwood, Arnold, Mapperley and Nottingham City centre. This property is also a short walk from the City Hospital which also offers the Medi Link bus to the Queens Medical Centre making the home perfect for NHS workers.

Upon entering the home you are welcomed in to a beautiful spacious hall way with original stained glass leaded entrance door and windows, original wood flooring, access into the large open plan living kitchen diner, bay fronted lounge, ground floor WC and garage.

As you walk upstairs you will be welcomed by the beautiful wooden staircase which leads to the four double bedrooms with en-suite to the primary bedroom and a family bathroom with a 4 piece suite.

To the front of the home there is ample parking as the property offers a driveway for 4 cars and a garage. To the rear of the property there is a beautiful well presented south-facing garden split on two levels with feature decorative babbling day brook with bridge, a paved patio area, two separate raised decked areas and an alfresco dining area with pergola roof above - perfect for hosting family parties.

This property is a must view, do not miss out! Call our Arnold Branch today to arrange your viewing.



### Entrance Hallway

15'10 × 9'2 approx (4.83m × 2.79m approx)

Original stained glass leaded door to the front elevation leading into the Entrance Hallway. Windows and side lights. Parquet flooring. Panelled staircase leading to the First Floor Landing. Built-in under the stairs storage space with built-in shelving. Ceiling light point. Coving to the ceiling. Opening leading through to Integral Garage. Internal doors leading into the Lounge, Open Plan Living, Kitchen Diner and Cloak Room

### Lounge

15'04 × 11'09 approx (4.67m × 3.58m approx)

Leaded sectional bay window to the front elevation. Striped original wood flooring. Wall mounted double radiator. Wall light points. Ceiling light point. Coving to the ceiling. Feature fireplace with wooden surround, slate tiled hearth and inset cast iron fireplace

### Kitchen

21'9 × 9'4 approx (6.63m × 2.84m approx)

UPVC double glazed window to the rear elevation. Home travertine tile flooring. Recessed spotlights to the ceiling. Range of contemporary wall and base units incorporating quartz worksurfaces above. Smoked mirrored splashbacks. Under the counter Franke double stainless steel sink with swan neck dual heat tap. AEG induction hob with Elica stainless steel and glass extractor unit above. Integrated double oven. Integrated appliances including an integrated microwave, dishwasher and wine fridge. Space and point for freestanding American style fridge freezer. Feature circular breakfast bar. Open through to Living Area / Family Room & Dining Room

### Dining Room

10'3 × 8'8 approx (3.12m × 2.64m approx)

UPVC double glazed picture window to the rear elevation. UPVC double glazed French doors with fixed side panel to the side elevation leading to the landscaped rear garden. Home travertine tile flooring. Wall mounted radiator. Recessed spotlights to the ceiling. Feature ceiling light point

### Living Area / Family Room

5'09 × 12' approx (1.75m × 3.66m approx)

UPVC double glazed French doors with fixed side panels to the rear elevation leading to the landscaped rear garden. Wall mounted radiator. Wall light points. Ceiling light point. Coving to the ceiling. Feature fireplace with wooden and brick surround, quarry tiled hearth, feature mosaic inset and living flame cast iron fireplace

### Cloak Room

6'09 × 2'4 approx (2.06m × 0.71m approx)

Slate tiled flooring. Ceiling light point. Wall mounted electrical consumer units. Coat hooks. Internal door leading into the Ground Floor WC

### Ground Floor WC

5'087 × 3'01 approx (1.52m × 0.94m approx)

Slate tiled flooring. Wall mounted radiator. Tiled splashbacks. Ceiling light point. Vanity wash hand basin with hot and cold taps. Low level flush WC

### First Floor Landing

Carpeted flooring. Feature wall panelling. Wall mounted radiator. Ceiling light points. Coving to the ceiling. Loft access hatch. Internal doors leading into Bedroom 1, 2, 3, 4 and Family Bathroom

### Extended Open Bedroom 1

20'8 × 11'4 approx (6.30m × 3.45m approx)

Leaded oriel bay window to the front elevation. Carpeted flooring. Wall mounted radiator. Recessed spotlights to the ceiling. Vaulted ceiling. Coving to the ceiling. Open through to En-Suite Shower Room

### En-Suite Shower Room

10'10 × 6'02 approx (3.30m × 1.88m approx)

UPVC double glazed window to the rear elevation. Velux roof window providing natural daylight. Wall mounted towel radiator. Wall light points. Modern 3 piece suite comprising of a walk-in shower enclosure with rain water shower above, pedestal wash hand basin with dual heat and a low level WC

### Bedroom 2

15'08 × 12'01 approx (4.78m × 3.68m approx)

Leaded sectional bay window to the front elevation. Striped original wood flooring. Wall light point. Ceiling light point. Coving to the ceiling. Picture rail

### Bedroom 3

14'11 × 12' approx (4.55m × 3.66m approx)

UPVC double glazed picture window to the rear elevation. Feature wall panelling. Striped original wood flooring. Ceiling light point. Coving to the ceiling

### Bedroom 4

8'08 × 9'03 approx (2.64m × 2.82m approx)

Leaded oriel bay window to the front elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Coving to the ceiling. Picture rail

### Family Bathroom

9'03 × 8'11 approx (2.82m × 2.72m approx)

UPVC double glazed window to the rear elevation. LVT flooring. Feature tiled splashbacks. Feature wall panelling. Wall mounted towel radiator. Recessed spotlights to the ceiling. Coving to the ceiling. Modern 4 piece suite comprising of a freestanding claw foot roll top bath with dual heat tap and mixer shower attachment, quadrant walk-in shower enclosure with mains fed shower above, pedestal wash hand basin with hot and cold taps and a low level WC. Large airing cupboard housing hot water cylinder with further storage above

### Garage / Utility

18'9 × 11'06 approx (5.72m × 3.51m approx)

The garage has been converted to be used as a kitchen/utility facility, however offer versatile space subject to the incoming buyers needs and requirements. Glazed up and over door to the front elevation. Wall light points. Ceiling light point. Wall mounted Baxi gas central heating boiler providing central heating to the property. Space and plumbing for automatic washing machine. Space and point for freestanding tumble dryer. Space and plumbing for freestanding stainless steel sink with hot and cold taps. Internal secure door leading through to the Entrance Hallway

### Front of Property

To the front of the property there is a block paved driveway providing off the road parking for 4 cars, driveway leads to Integral garage, mature shrubbery and trees planted to the borders, wall and fencing to the boundaries

### Rear of Property

To the rear of the property there is an enclosed south-facing landscaped rear garden with a paved patio area, two separate raised decked areas, alfresco dining area with pergola roof above, screened area, feature sleeper steps leading to a large laid to lawn area, feature decorative babbling day brook with bridge, mature shrubbery and trees planted to the borders, fencing and hedges to the boundaries, exterior lighting, exterior water faucet and secure gated access to the side of the property with further space to extend or create further driveway space subject to the buyers needs and requirements

### Agents Notes: Additional Information

Council Tax Band: D

Local Authority: Nottingham City

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

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

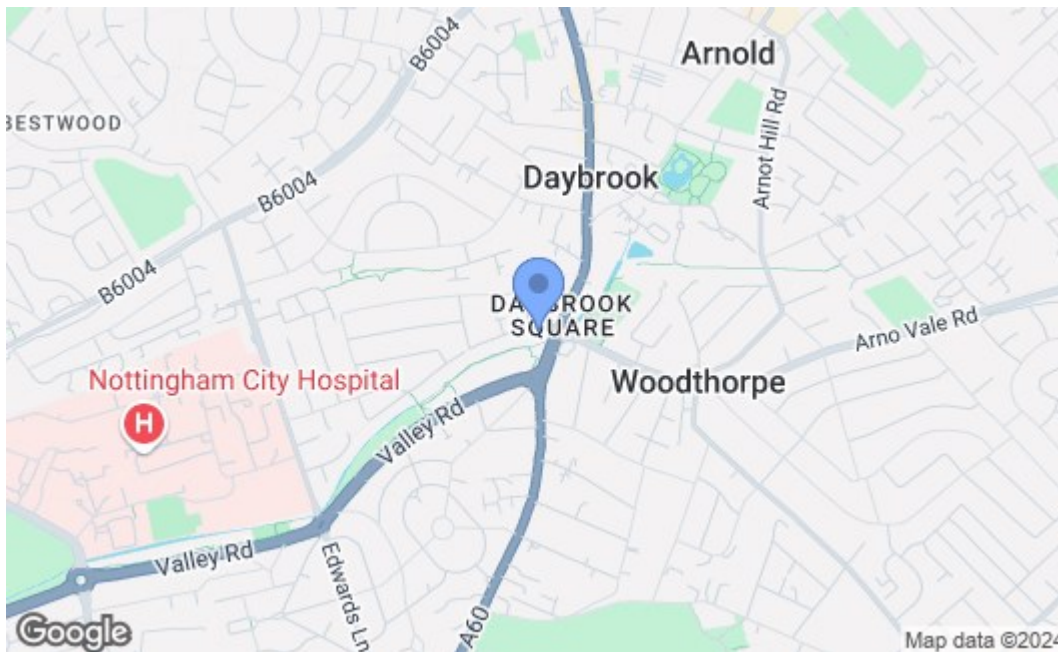
Any Legal Restrictions: No

Other Material Issues: No





Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		64	80
<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.