



Perry Road,  
Sherwood, Nottingham  
NG5 1GS

**£295,000 Freehold**





\*\* GUIDE PRICE £295,000 - £305,000 \*\* DETACHED FAMILY HOME \*\*

Robert Ellis Estate Agents are delighted to offer to the market this fantastic FOUR BEDROOM DETACHED family home situated in the heart of Sherwood, Nottingham.

The property is located within walking distance of Sainsburys 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 great transport links on Perry Road and Valley Road allowing access to Nottingham City centre and surrounding areas.

In brief the property comprises of; an entrance hallway, lounge, kitchen with fitted units, conservatory, downstairs WC, four bedrooms and a family bathroom.

To the front of the home there is a driveway for up to two cars, front lawn and access to the integral garage. This home also benefits from a beautiful mature rear garden with a range of flowerbeds and plants.

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





### Entrance Hallway

Composite entrance door to the front elevation leading into the Entrance Hallway. Carpeted flooring. Wall mounted radiator. Staircase to the First Floor Landing. Internal doors leading into the Lounge and Ground Floor WC

### Lounge

21'9" x 13'5" approx (6.65 x 4.10 approx)

Double glazed windows to the front and rear elevations. Carpeted flooring. Wall mounted radiators. Coving to the ceiling. Feature gas fireplace with tiled hearth and wooden surround. Built-in under the stairs storage cupboard. Internal door leading into the Kitchen. Double doors to the rear elevation leading to the Conservatory.

### Kitchen

11'1" x 8'4" approx (3.40 x 2.55 approx)

Tiled flooring. Tiled splashbacks. Wall mounted radiator. Range of fitted wall and base units incorporating worksurfaces above. Double sink and drainer unit with dual heat tap. Space and point for a cooker with extractor unit above. Space and point for freestanding fridge freezer. Space and plumbing for automatic washing machine. Housing boiler unit. Open through to Conservatory

### Conservatory / Extension

10'11" x 20'11" approx (3.35 x 6.38 approx)

Double glazed windows to the side and rear elevations. Carpeted flooring. Wall mounted radiators. Double glazed doors to the side and rear elevations leading to the enclosed rear garden.

### Ground Floor WC

Double glazed window to the side elevation. Tiled flooring. Wall mounted towel radiator. Hand wash basin with hot and cold taps. WC

### First Floor Landing

Carpeted flooring. Built-in storage cupboard. 2 x Loft access hatches. Internal doors leading into Bedroom 1, 2, 3, 4 and Family Bathroom

### Bedroom 1

11'7" x 10'5" approx (3.54 x 3.18 approx)

Double glazed window to the front elevation. Carpeted flooring. Wall mounted radiator. Built-in wardrobes

### Bedroom 2

8'5" x 13'1" approx (2.58 x 4.01 approx)

Double glazed window to the front elevation. Carpeted flooring. Wall mounted radiator

### Bedroom 3

9'4" x 8'5" approx (2.87 x 2.59 approx)

Double glazed window to the rear elevation. Carpeted flooring. Wall mounted radiator

### Bedroom 4

5'11" x 9'6" approx (1.81 x 2.90 approx)

Double glazed window to the rear elevation. Carpeted flooring. Wall mounted radiator

### Family Bathroom

Double glazed window to the rear elevation. Tiled flooring. Tiled splashbacks. Wall mounted radiator. 3 piece suite comprising of a bath with hot and cold taps and an electric shower above, hand wash basin with hot and cold taps and a WC

### Front of Property

To the front of the property there is a driveway providing off the road parking, access into the Garage, flowerbeds and shrubbery with fencing surrounding

### Rear of Property

To the rear of the property there is an enclosed mature rear garden with a patio area, steps leading to a laid to lawn area, pebble area, space for shed, flowerbeds and shrubbery planted to the borders with fencing surrounding

### Garage

8'5" x 16'7" approx (2.59 x 5.07 approx)

Pull open door. Side access door. Power and lighting. Housing electrical meters

### Agents Notes: Additional Information

Council Tax Band: C

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

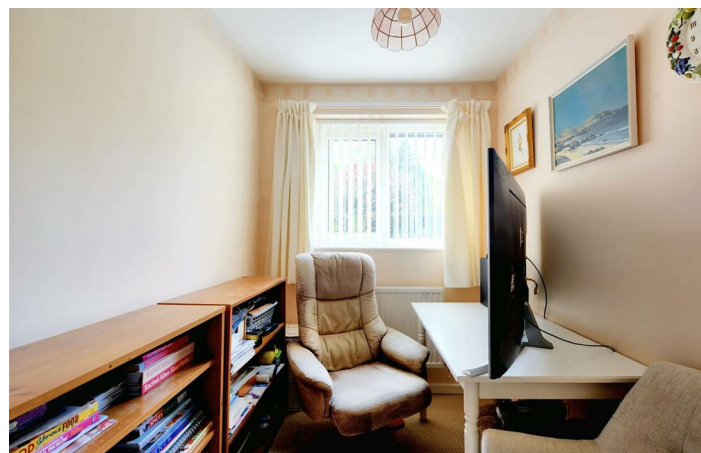
Flood Risk: No flooding in the past 5 years

Flood Defences: No

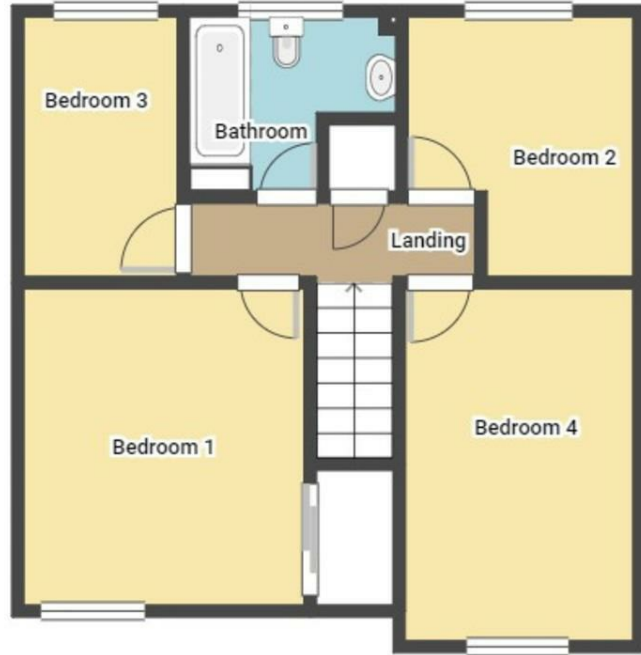
Non-Standard Construction: No

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			
<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.