

Percival Road  
Sherwood, Nottingham NG5 2EY

**Guide Price £310,000 Freehold**

A FOUR BEDROOM, EXTENDED THREE STOREY SEMI-DETACHED FAMILY HOME SITUATED IN SHERWOOD, NOTTINGHAM.



### SUPERB FOUR BEDROOM EXTENDED FAMILY HOME OVER THREE FLOORS

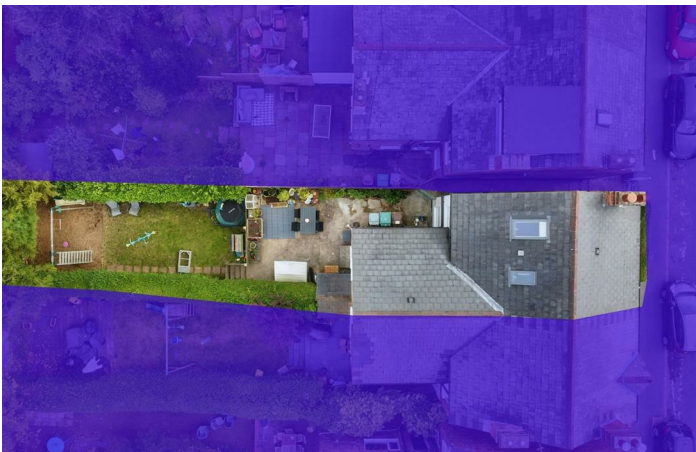
Robert Ellis Estate Agents are excited to present this OUTSTANDING FOUR BEDROOM, THREE STOREY SEMI-DETACHED FAMILY HOME in the sought-after area of Sherwood. This home offers a blend of space, style, and a prime location - perfect for growing families.

Situated just a short stroll from the new Sainsbury's supermarket and the vibrant Sherwood high street, you'll have a host of restaurants, bars, and shops at your doorstep. Convenient transport links on Mansfield Road provide easy access to Nottingham City Centre and surrounding areas, making this a superb spot for family living.

Spread over three floors, this property boasts a thoughtfully extended layout. Upon entering, you'll be greeted by a welcoming entrance hallway leading to a bay-fronted living room - perfect for relaxing evenings. The dining room seamlessly connects to an extended kitchen diner, fitted with modern units and featuring French doors that open onto the beautifully landscaped rear garden. An added bonus is the cellar, accessed from the kitchen, offering additional storage space.

The first floor hosts three well-proportioned bedrooms and a contemporary family bathroom, while the top floor is dedicated to another spacious master bedroom, offering a peaceful retreat alongside a separate WC.

With its ample living space, modern features and desirable location, this property is a MUST SEE! Viewing is highly recommended to truly appreciate what this fantastic family home has to offer. Contact us today to arrange your viewing!



### Entrance Hallway

2'10 × 15'07 approx (0.86m × 4.75m approx)

Wooden glazed entrance door to the front elevation. Original strip wood flooring. Wall mounted radiator. Ceiling light point. Coving to the ceiling. Staircase to the first floor landing. Panel doors leading into the living room and dining room.

### Living Room

14'09 × 11'04 approx (4.50m × 3.45m approx)

UPVC double glazed sectional bay window to front elevation. Original strip wood flooring. Wall mounted radiator. Ceiling light point. Coving to the ceiling. Feature Adam style fireplace incorporating wooden mantle, inset cast iron hearth, feature original tiled surround and hearth.

### Dining Room

12'7 × 11'06 approx (3.84m × 3.51m approx)

UPVC double glazed window to rear elevation. Original strip wood flooring. Wall mounted radiator. Ceiling light point. Coving to the ceiling. Panel door leading into the kitchen diner.

### Kitchen Diner

13'09 × 9'10 approx (4.19m × 3.00m approx)

UPVC double glazed window to the side elevation. UPVC double glazed French doors leading to the landscaped rear garden. Tiled flooring. Tiled splashbacks. Wall mounted radiator. Ceiling light point. A range of matching contemporary wall and base units incorporating wood work surface above. Under counter the Belfast sink with modern swan neck dual heat tap over. Space and plumbing for an automatic washing machine. Space and plumbing for a freestanding dishwasher. Space and point for a freestanding fridge freezer. Space and point for a freestanding gas or electric cooker with built-in extractor hood above. Cupboard housing refitted gas central heating combination boiler providing hot water and central heating to the property. Panel door leading down to the cellar.

### Cellar

15'02 × 12' approx (4.62m × 3.66m approx)

Divided into two separate spaces with light & power. Electric and gas metre points.

### First Floor Landing

Carpeted flooring. Recessed spotlights to the ceiling. Staircase to the second floor landing. Panel doors leading into bedroom 2, 3, 4 and family bathroom.

### Bedroom 2

11'09 × 14'11 approx (3.58m × 4.55m approx)

UPVC double glazed windows to the front elevation. Carpeted flooring. Wall mounted radiator. Recessed spotlights to ceiling.

### Bedroom 3

9'01 × 12'7 approx (2.77m × 3.84m approx)

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

### Bedroom 4

9'10 × 9'4 approx (3.00m × 2.84m approx)

UPVC double glazed window to the rear elevation. Laminate flooring. Wall mounted radiator. Recessed spotlights to ceiling.

### Family Bathroom

7'06 × 6'07 approx (2.29m × 2.01m approx)

UPVC double glazed window to the side elevation. Laminate flooring. Tiled splashback. Heated towel rail. Exposed brick feature wall. Ceiling light point. 3 piece suite comprising of a panel bath with mains fed shower above, vanity hand wash basin with storage cupboards below and a low level flush. Built-in shelving for further storage.

### Second Floor Landing

Carpeted flooring. Ceiling light point. Panel door leading into bedroom 1 and WC.

### Bedroom 1

14'05 × 11'08 approx (4.39m × 3.56m approx)

Velux roof window. Carpeted flooring. Wall mounted electric heater. Ceiling light point.

### WC

5'11 × 5'5 approx (1.80m × 1.65m approx)

Velux roof window. Tiled flooring. Tiled splashbacks. Heated towel rail. Wall light point. Extractor fan. Vanity hand wash basin with storage cupboards below and a low level flush.

### Front of Property

To the front of the property there is a low maintenance front garden, pathway to the front entrance door with brick wall and hedging to the front boundary.

### Rear of Property

To the rear of the property there is a good sized enclosed rear garden incorporating a garden laid to lawn, low maintenance barked child play area, a raised patio area and fencing and hedging to the boundaries.

### Agents Notes: Additional Information

Council Tax Band: B

Local Authority: Nottingham

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

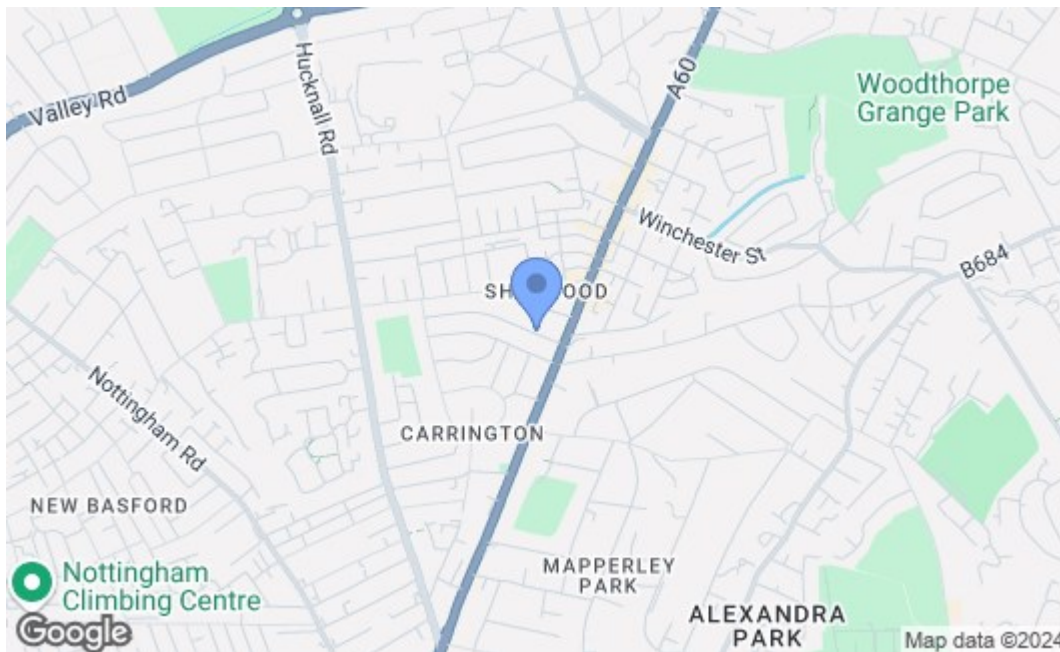
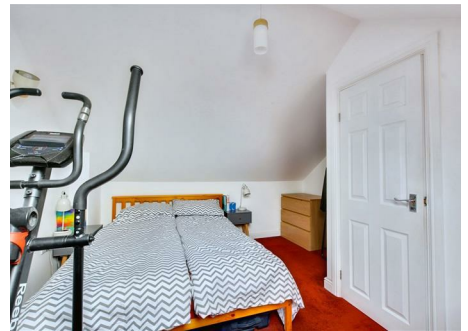
Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No

973NM/HM





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		67	
(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.