



Costock Avenue  
Sherwood, Nottingham NG5 3AX

**Guide Price £260,000 Freehold**

A THREE BEDROOM, SEMI DETACHED  
FAMILY HOME SITUATED IN SHERWOOD,  
NOTTINGHAM.





**\*\* IDEAL FAMILY HOME \*\***

Robert Ellis Estate Agents are delighted to present to the market this FANTASTIC THREE BEDROOM, SEMI DETACHED FAMILY HOME situated in SHERWOOD, NOTTINGHAM.

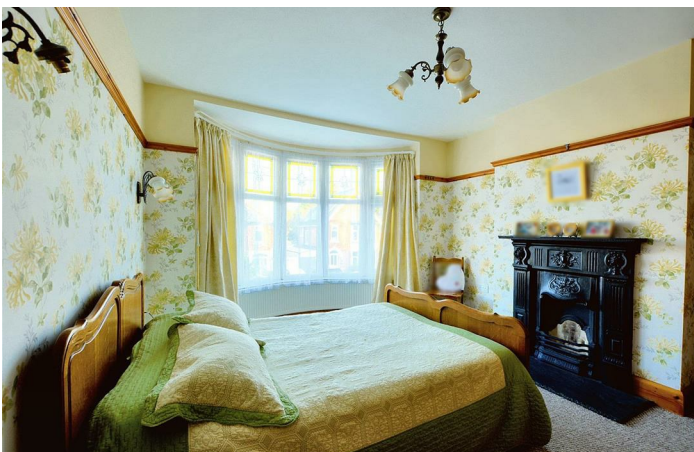
The property is ideally located within walking distance of Sherwood's high street, which offers a mixture of restaurants, bars, and retail shops. There are transport links on Hucknall Road and Valley Road, allowing access to Nottingham City centre and surrounding areas, alongside community via the M1.

Upon entry, you are welcomed into the entrance porch which leads through to the hallway with an under stair storage cupboard and downstairs WC. The ground floor also offers the dining room, lounge with French doors opening onto the enclosed rear garden and kitchen with access into the car port with up and over garage door.

Stairs lead to landing, first double bedroom, second double bedroom, third bedroom and modern family bathroom featuring a modern three piece suite.

To the rear is an enclosed garden with patio area, laid to lawn with flower beds/shrubbery and rockery. It also offers space for two sheds. The front of the property offers a driveway with low maintenance front garden.

A viewing is ESSENTIAL to appreciate the SIZE, LOCATION and QUALITY of this family home- Contact the office now to arrange your viewing before it is too late!





### Front of Property

To the front of the property there is a driveway providing off the road parking, a laid to lawn, side access

### Lean To

24'8" x 7'8" approx (7.52 x 2.36 approx)

Up and over garage door, patioed and open leading through to the rear garden.

### Entrance Porch

3'0" x 5'9" approx (0.92 x 1.76 approx)

Tiled flooring, UPVC double glazed front door, UPVC double glazed windows, wooden frame single glazed door, wooden frame single glazed window.

### Hallway

6'2" x 16'3" approx (1.89 x 4.96 approx)

Under stair storage cupboard, wall mounted radiator, access into the dining room, lounge, kitchen and WC, original tiled flooring.

### Downstairs WC

4'3" x 2'8" approx (1.30m x 0.81m approx)

Tiled flooring, partially tiled walls, wall mounted towel radiator, sink with dual heat tap and storage, WC, UPVC double glazed opaque window.

### Kitchen

10'8" x 7'6" approx (3.27 x 2.31 approx)

Vinyl flooring, fitted wall and base units, stainless steel sink with dual heat tap, 4 ring electric hob, extractor fan above, integrated oven, space and plumbing for a washing machine.

### Lounge

14'2" x 11'5" approx (4.34 x 3.48 approx)

Laminate flooring, UPVC double glazed windows, UPVC double glazed French doors opening to the enclosed rear garden, double wall mounted radiator, single wall mounted radiator, electric fireplace with wooden hearth.

### Dining Room

12'7" x 9'10" approx (3.84 x 3.00 approx)

Laminate flooring, UPVC double glazed window, wall mounted radiator.

### Landing

7'8" x 7'1" approx (2.36 x 2.18 approx)

Carpeted flooring, UPVC double glazed opaque window, access to the family bathroom as well as bedrooms 1, 2 and 3.

### Family Bathroom

8'1" x 7'4" approx (2.48 x 2.24 approx)

Bath with hot and cold tap and handheld shower above, partially tiled walls, wall mounted towel radiator, sink with hot and cold tap, WC, UPVC double glazed opaque window, vinyl tile flooring, storage cupboard housing the boiler (has been situated around 8 years and regularly serviced).

### Bedroom 1

11'5" x 12'0" approx (3.48 x 3.68 approx)

Wall mounted radiator, carpeted flooring, UPVC double glazed bay window to the front elevation, feature fireplace, picture rail.

### Bedroom 2

11'4" x 12'0" approx (3.47 x 3.66 approx)

Double wall mounted radiator, carpeted flooring, UPVC double glazed window.

### Bedroom 3

7'5" x 8'5" approx (2.27 x 2.57 approx)

Double wall mounted radiator, carpeted flooring, UPVC double glazed window.

### Rear of Property

To the rear of the property there is an enclosed rear garden with a patio area, with steps leading up to the laid to lawn with tiered flowerbeds and additional stairs leading up to rockery at the rear, space for 2 sheds.

### 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

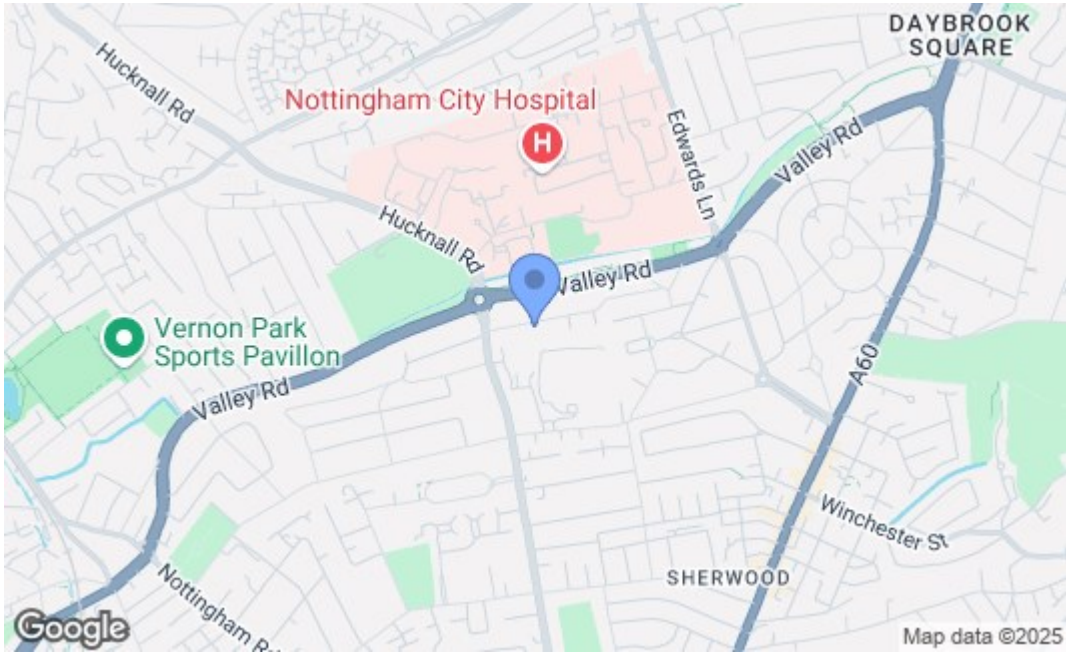
Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No

I048LW/HM





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(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.