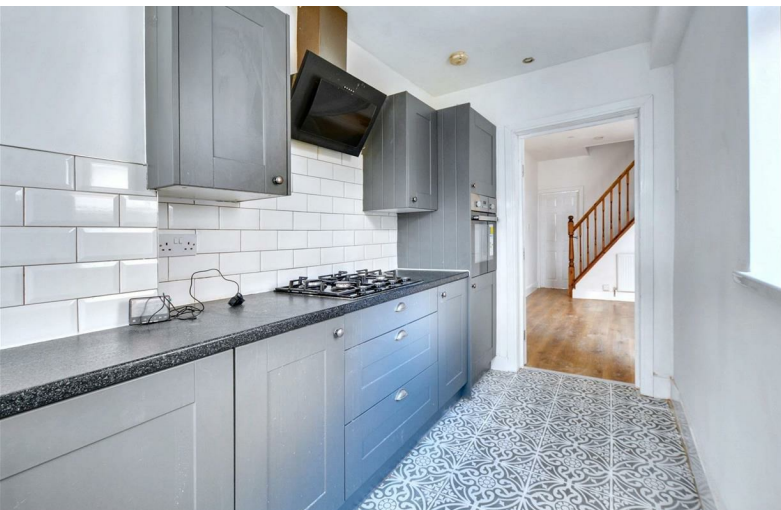


# Robert Ellis

*look no further...*



Crossman Street  
Sherwood, Nottingham NG5 2HR

A FOUR BEDROOM VICTORIAN THREE  
STOREY SEMI-DETACHED HOUSE.

**Offers Around £265,000 Freehold**

0115 648 5485



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@robertellisea





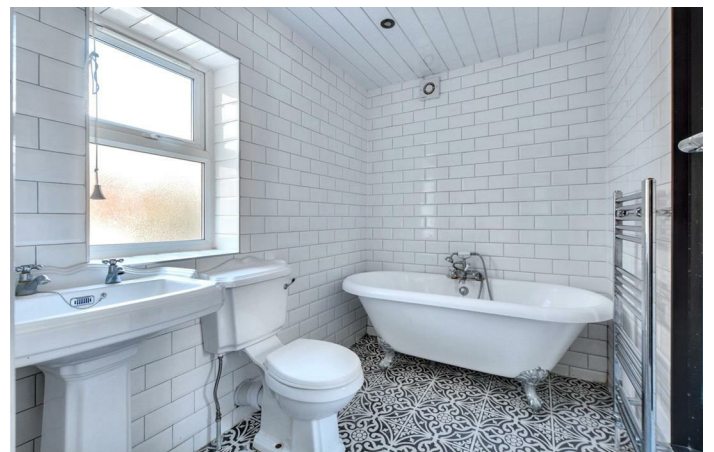
VICTORIAN SEMI-DETACHED HOME, SITUATED IN THE HEART OF SHERWOOD – A HIGHLY SOUGHT-AFTER AND THRIVING RESIDENTIAL LOCATION.

Bursting with character and offering spacious accommodation across three floors, this impressive home is perfect for growing families or those seeking a well-proportioned period property in a prime location. The ground floor features a welcoming entrance hall, a bay-fronted living room, a separate dining room, and a fitted kitchen. To the first floor, there are two of the FOUR generously sized bedrooms, along with the family bathroom. A further staircase leads to the top floor, where two additional bedrooms can be found, offering flexibility for home office space or guest accommodation.

The property also benefits from gas central heating, double glazing, and a dual-section cellar, accessed via the dining room, providing valuable storage or further potential.

Positioned within the ever-popular Sherwood area, this home is just a short walk from a fantastic selection of independent shops, cafés, bars, and restaurants, creating a vibrant and community-focused atmosphere. Excellent transport links offer easy access to Nottingham City Centre, while the nearby inner ring road provides connections to the QMC, City Hospital, and M1, making it an ideal location for professionals and commuters alike. Families will also appreciate the nearby schools and green spaces, including the popular Woodthorpe Park.

A wonderful opportunity to acquire a charming period home in a highly regarded location. Offered to the market with NO UPWARD CHAIN – internal viewing is highly recommended!



### Front of Property

To the front of the property there is a low maintenance walled garden with pathway leading to the front entrance door.

### Living Room

11'10" x 13'09" approx (3.61m x 4.19m approx)

UPVC double glazed sectional bay window to the front elevation, modern double glazed composite front door, wall mounted radiator, ceiling light point, wall light point, feature electric fireplace, laminate floor covering, internal panelled door leading through to the dining room.

### Dining Room

15' x 11'10" approx (4.57m x 3.61m approx)

Wall mounted radiator, staircase leading to the first floor landing, ceiling light point, recessed spotlights to the ceiling, double glazed door to the rear elevation, panelled door leading through to the fitted kitchen, laminate floor covering, door leading to cellar.

### Cellar

14'06" x 11'11" approx (4.42m x 3.63m approx)

With light, meter points and electrical consumer unit, offering additional storage space subject to buyers needs and requirements.

### Fitted Kitchen

14'05" x 5'10" approx (4.39m x 1.78m approx)

A range of matching wall and base units incorporating laminate work surfaces over, stainless steel sink with swan neck mixer tap above, UPVC double glazed window to the side and rear elevations, tiled splashbacks, integrated oven with 4 ring gas hob over and extractor hood above, space and plumbing for automatic washing machine, ample storage cupboards, tiling to the floor, recessed spotlights to the ceiling.

### First Floor Landing

Recessed spotlights to the ceiling, wall mounted radiator, staircase leading to the second floor landing, panelled doors leading off to rooms.

### Bedroom One

11'03" x 11'11" approx (3.43m x 3.63m approx)

UPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point.

### Bedroom Two

8'9" x 9'08" approx (2.67m x 2.95m approx)

UPVC double glazed window to the rear elevation, wall mounted radiator, ceiling light point.

### Family Bathroom

Modern white three piece suite comprising claw foot semi-freestanding roll top bath with mixer shower attachment over, low level flush WC, pedestal wash hand basin, feature tiling to the floor, tiling to the walls, recessed spotlights to the ceiling, extractor fan, chrome heated towel rail.

### Second Floor Landing

Ceiling light point, panelled doors leading off to rooms.

### Bedroom Three

7'06" x 11'11" approx (2.29m x 3.63m approx)

Wall mounted radiator, ceiling light point, Velux roof light to the rear elevation, access to eaves for useful additional storage space.

### Bedroom Four

10'2" x 11'10" approx (3.10m x 3.61m approx)

Wall mounted radiator, ceiling light point, Velux roof light to the front elevation, built-in storage cupboards to eaves providing useful additional storage space.

### Rear of Property

To the rear of the property there is an enclosed low maintenance rear garden with decked area and paved patio area, secure gated access to the front of the property.

### Agents Notes: Additional Information

Council Tax Band: A

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

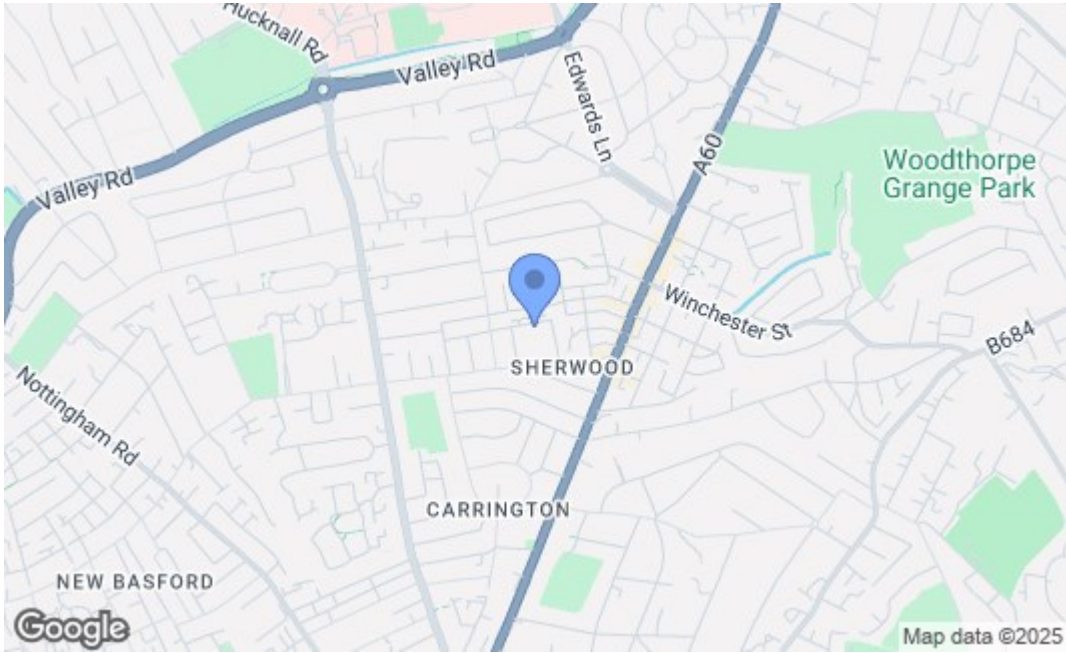
Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	53	
(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.