



**Ribblesdale Road  
Sherwood Dales, Nottingham NG5 3HW**

A FOUR/ FIVE BEDROOM, EXTENDED AND  
RENOVATED FAMILY HOME SITUATED IN  
THE HEART OF SHERWOOD DALES,  
NOTTINGHAM.

**Asking Price £525,000 Freehold**





A STUNNING RENOVATED AND EXTENDED FOUR/FIVE BEDROOM DETACHED FAMILY HOME, POSITIONED IN THE HEART OF SHERWOOD DALES WITH NO UPWARD CHAIN.

Robert Ellis Estate Agents are delighted to bring to the market this immaculately presented and significantly improved detached family home, offering flexible and spacious living accommodation across two floors. Situated within one of Nottingham's most sought-after residential locations, Sherwood Dales, this superb property is ideally placed for access to excellent schools, local amenities, the City Hospital and direct transport links to the city centre.

The home has been thoughtfully extended and modernised by the current owners, creating a layout that perfectly suits modern family life.

The accommodation comprises an entrance hallway leading to a bay-fronted living room, a stunning open-plan dining kitchen, and two further versatile reception rooms which can be used as additional living areas, offices or ground floor bedrooms. A modern shower room/WC completes the ground floor.

To the first floor are three generous bedrooms and a beautifully refitted family bathroom.

Externally, the property stands back from the road with a large driveway providing ample off-road parking. To the rear is a private and enclosed garden with lawn and patio, perfect for outdoor entertaining.

Offered to the market with the benefit of no upward chain, this is a rare opportunity to secure a high-quality family home in an established and highly desirable location.

A viewing comes highly recommended to appreciate the space, finish and location on offer—contact Robert Ellis today to arrange your viewing.



### Entrance Hallway

UPVC double glazed entrance door to the front elevation with UPVC double glazed window to the side, wall mounted radiator, laminate floor covering, boiler store housing Worcester Bosch gas central heating combination boiler providing hot water and central heating to the property, recessed spotlights to the ceiling, staircase leading to the first floor landing, modern panelled doors leading off to:

### Extended Dining Kitchen

24'8 x 12'10 approx (7.52m x 3.91m approx)

This impressive extended dining kitchen benefits from having a range of modern matching wall and base units incorporating laminate work surfaces over, 1 1/2 bowl stainless steel sink with swan neck mixer tap over, integrated dishwasher, integrated washing machine, space and point for freestanding range cooker, space and point for American style fridge freezer, LVT flooring, recessed spotlights to the ceiling, Velux roof light providing ample natural daylight, tiled splashbacks, spacious pantry providing additional storage space, UPVC double glazed windows to the side and rear elevations with UPVC double glazed French doors leading out to the rear landscaped garden.

### Ground Floor Study/Bedroom Five

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

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

### Ground Floor Shower Room

7'02 x 6'03 approx (2.18m x 1.91m approx)

Walk-in shower enclosure featuring mains fed shower above, pedestal wash hand basin, low level flush WC, UPVC double glazed window to the rear elevation, tiled splashbacks, ceiling light point, extractor fan, LVT flooring, heated towel rail.

### Bedroom Four

11'06 x 10'04 approx (3.51m x 3.15m approx)

UPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point, built-in wardrobes with sliding mirrored doors providing ample additional storage space.

### Living Room

11'11 x 16'01 approx (3.63m x 4.90m approx)

This dual aspect living room benefits from having UPVC double glazed windows to the front and rear elevations, wall mounted radiator, ceiling light point, feature fireplace incorporating a wooden surround marble hearth with electric fire.

### First Floor Landing

Loft access hatch, ceiling light point, panelled doors leading off to:

### Bedroom One

11'10 x 16'05 approx (3.61m x 5.00m approx)

Dual aspect master bedroom with UPVC double glazed windows

to both the front and rear elevations, wall mounted radiator, ceiling light point, built-in wardrobes with sliding mirrored doors providing ample storage space.

### Bedroom Two

11'07 x 10'6 approx (3.53m x 3.20m approx)

UPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point, built-in wardrobes with sliding mirrored doors.

### Bedroom Three

11'07 x 7'07 approx (3.53m x 2.31m approx)

UPVC double glazed window to the rear elevation, wall mounted radiator, ceiling light point, built-in wardrobes providing useful storage space.

### Family Bathroom

7'01 x 6'10 approx (2.16m x 2.08m approx)

UPVC double glazed window to the front elevation, modern white three piece suit comprising panelled bath with mixer shower attachment over, pedestal wash hand basin, low level flush WC, LVT flooring, chrome heated towel rail, recessed spotlights to the ceiling, extractor fan.

### Outside

#### Front of Property

To the front of the property there is a large block paved driveway providing ample off the road vehicle hardstanding with secure gated access to the rear elevation, electric car charging point.

#### Rear of Property

To the rear of the property there is an enclosed landscaped rear garden featuring paved patio areas, raised borders, fencing to the boundaries and garden laid to lawn.

### Agents Notes: Additional Information

Council Tax Band: D

Local Authority: Nottingham

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 16mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

Flood Defences: No

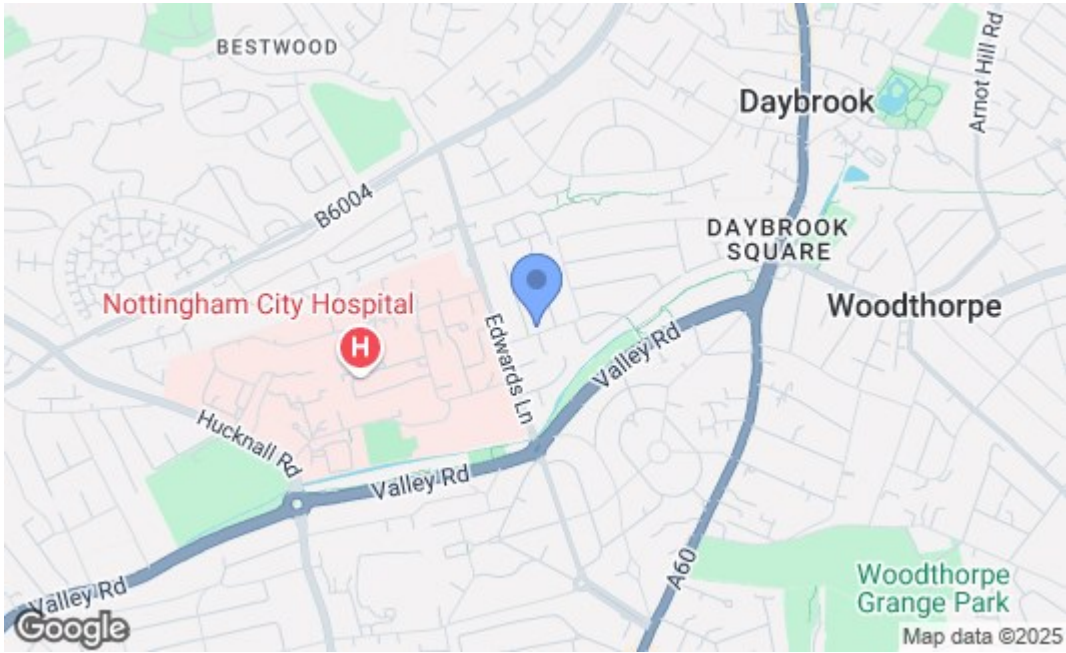
Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	62	80
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.