



3 Larwood Grove, Sherwood, NG5 3JD

£375,000



Marriotts







# 3 Larwood Grove Sherwood, NG5 3JD

- Four double bedroom
- Front dining room, extended living room
- Cavity wall insulation
- Hall with downstairs toilet
- Good sized kitchen
- Close to City Hospital

**GREAT LOCATION!!** A very well maintained detached family home with four double bedrooms, extended living room and a downstairs toilet. Desirable cul-de-sac location, just across the road from City Hospital and close to the Ring Road!

**£375,000**



## Overview

Nestled in the popular cul-de-sac of Larwood Grove, Sherwood, this lovely detached home offers a perfect blend of comfort and convenience. With four generously sized double bedrooms, one of which features a handy vanity sink unit, this property is ideal for families or those seeking extra space.

As you enter, you are greeted by a welcoming hall that leads to a convenient downstairs toilet, enhancing the practicality of the home. The two reception rooms provide ample space for relaxation and entertainment. The dining room boasts a feature log effect gas stove, creating a warm and inviting atmosphere for family meals or gatherings with friends. The extended rear living room is a true highlight, with views of the mature rear garden and links to the spacious kitchen.

Situated within walking distance to City Hospital, this property is also ideal for healthcare professionals or anyone looking for easy access to medical facilities, in addition to the benefits of excellent local amenities and transport links, ensuring that everything you need is within easy reach. Whether you are looking for a family home or a spacious retreat, this delightful house on Larwood Grove is sure to impress. Don't miss the opportunity to make this lovely property your own.

## Entrance Hall

With UPVC double glazed front entrance door, radiator, spindled staircase to the first floor with under-cupboard and access to the dining room, kitchen and downstairs toilet.





### Downstairs Toilet

Consisting of a dual flush toilet with tiled surround, wash basin with vanity base cupboard and matching tiled splashback, radiator, wood effect floor covering and UPVC double glazed side window.

### Dining Room

With a feature cast iron log effect stove with slate hearth and timber mantle. Wood laminate flooring, radiator, UPVC double glazed front window and glazed double doors through to the living room.

### Living Room

Being extended with two radiators, three wall light points, door through to the kitchen, UPVC double-glazed side window and double glazed sliding patio door to the rear.

### Kitchen

A range of units in a medium Oak finish with worktops and inset one-and-a-half bowl stainless steel sink unit and drainer with tiled splashbacks. Electric cooker point with filter hood, plumbing for washing machine, wall-mounted Ideal Logic combination gas boiler, two UPVC double-glazed rear windows, shelved pantry cupboard and UPVC double-glazed side door.

### First Floor Landing

Airing cupboard and loft access.

### Bedroom 1

Built-in wardrobes with sliding mirrored doors, UPVC double glazed front window and radiator.

### Bedroom 2

UPVC double glazed front window, radiator and built-in double wardrobe.

### Bedroom 3

With fitted sliding door, part mirrored wardrobes, separate vanity surround and sink with ample cupboards and vanity light. UPVC double-glazed rear window and radiator.

### Bedroom 4

UPVC double glazed rear window and radiator.

### Bathroom

Consisting of a bath with full height tiling, mixer tap and chrome mains shower. Half tiling to the remaining walls, dual flush toilet., washbasin with vanity base cupboards and vanity light. Radiator, wood style floor covering and UPVC double glazed rear window.

### Outside

To the front, there is a driveway providing parking for two cars and a lawned front garden. Side lockable gate and path leads to the rear and up and over the door leads into the garage. The garage has light, power and a side door. To the rear, full-width paving extends to the patio accessed from the living room, with carriage-style wall light and outside tap. Block retaining wall and brick steps lead up to the lawn which has established beds and borders, an ornate fishpond and enclosed with a mixture of fencing and hedging to the perimeter.

### Material Information











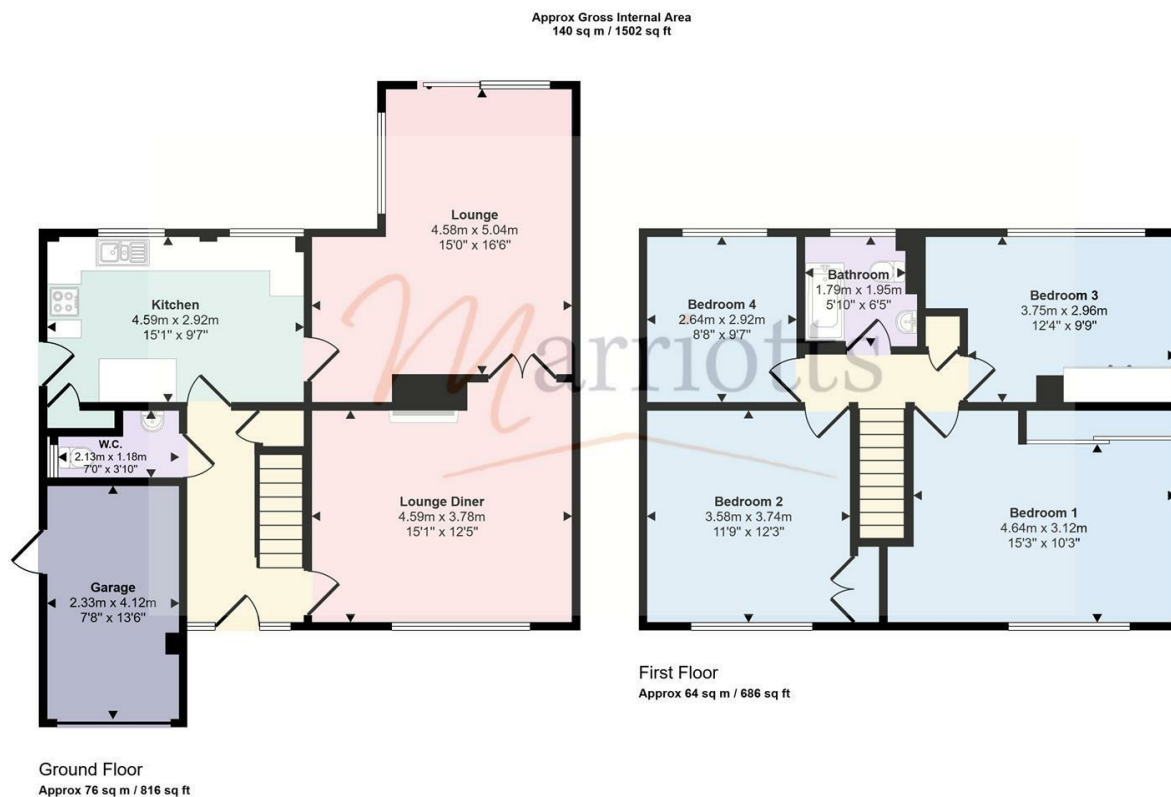
TENURE: Freehold  
 COUNCIL TAX: Nottingham City Council - Band D  
 PROPERTY CONSTRUCTION: Cavity Brick  
 ANY RIGHTS OF WAY AFFECTING PROPERTY: no  
 CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: no  
 FLOOD RISK: none  
 ASBESTOS PRESENT: Possibly in the kitchen floor  
 ANY KNOWN EXTERNAL FACTORS: no  
 LOCATION OF BOILER: Kitchen  
 UTILITIES - mains gas, electric, water and sewerage.  
 MAINS GAS PROVIDER: Eon  
 MAINS ELECTRICITY PROVIDER: Eon  
 MAINS WATER PROVIDER: Severn Trent  
 MAINS SEWERAGE PROVIDER: Severn Trent  
 WATER METER: Yes  
 BROADBAND AVAILABILITY: Please visit Ofcom - Broadband and Mobile coverage checker.  
 MOBILE SIGNAL/COVERAGE: Please visit Ofcom - Broadband and Mobile coverage checker.  
 ELECTRIC CAR CHARGING POINT: not available.  
 ACCESS AND SAFETY INFORMATION: level front and side access









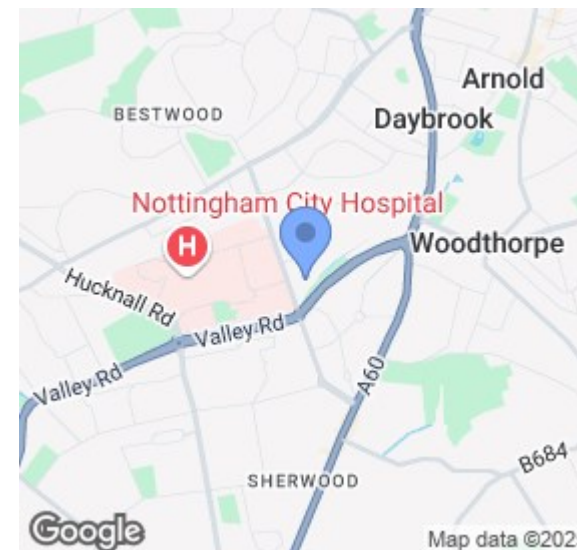


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



## Energy Efficiency Rating

|   | Current                 | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         | 80        |
| (69-80) <b>C</b>                            | 69                      |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |



Please contact us on **0115 953 6644** should you wish to arrange to view this property or if you require any further information.

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