



59 Caledon Road, Sherwood, NG5 2NF  
£285,000

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# 59 Caledon Road Sherwood, NG5 2NF

- Three double bedrooms
- South facing garden + outside toilet
- Utility room
- Two bay cellar with light & power
- Lounge & dining room
- Lounge & separate dining room

A traditional three bedroom semi-detached house in a desirable location just off Hucknall Road, with a south facing rear garden, outside toilet and two bay cellar!

£285,000



## Overview

Welcome to this attractive traditional semi-detached house located on Caledon Road in Sherwood! This delightful property boasts three spacious bedrooms and two good sized reception rooms, perfect for a growing family or those in need of extra space, bathroom with feature claw & ball roll top bath and kitchen with separate utility room. The property also retains some original features including internal doors and decorative coving.

One of the unique features of this home is the useful two bay cellar, complete with light and power, providing ample storage space or the potential for a workshop area.

Step outside to discover the well-maintained south-facing garden, with full-width decking, manicured lawn and summer house, ideal for enjoying the sunny days, and an outside toilet for added convenience.

Conveniently located just off Hucknall Road and close to City Hospital, this property offers easy access to amenities, schools, and transport links, making it a desirable place to call home. Don't miss the opportunity to make this lovely house your own!

## Entrance Hall

UPVC double glazed front door and window, radiator, tiled floor, doors to both reception rooms and doorway through to the kitchen.





### Dining Room

With original decorative coving, UPVC double glazed bay window to the front, laminate flooring and marble fireplace and hearth with coal effect gas fire.

### Living Room

Feature cast iron open grate feature fireplace with black marble hearth and stone style surround, laminate flooring, original decorative coving, radiator and UPVC double glazed rear bay with double doors leading out to the decking.

### Kitchen

A range of wall and base units with marble effect worktops and inset stainless steel sink unit and drainer. Range cooker with gas hob and electric oven, brushed steel extractor canopy and splashback, plumbing for a washing machine, laminate flooring, UPVC double glazed rear window, door to the utility room and door and stairs leading down to the cellar.

### Cellar

Two separate bays with light, power, fuse board and both gas and electric smart meters.

### Utility Room

With wall units, worktops, laminate flooring, UPVC double glazed side door and window and wall mounted Ideal Logic combination gas boiler.

### Landing

Loft access.

### Bedroom 1

Built-in wardrobes with sliding doors, and UPVC double glazed rear window.

### Bedroom 2

Laminate flooring, UPVC double glazed rear window and radiator.

### Bedroom 3

UPVC double glazed rear window and radiator.

### Bathroom

With fully tiled walls and slate coloured floor tiles, the suite consists of a feature claw & ball roll top bath with Victorian style mixer, traditional style pedestal washbasin and toilet. Chrome ladder towel rail and radiator.

### Outside

To the front is a small walled and gated garden. Side gated access leads to the rear of the property. To the rear is large full-width decking, attached outside toilet and steps leading down to large full-width paved patio with summer house, greenhouse and very well maintained lawn with pond, plant and shrub borders with a feature brick walled perimeter.

### Material Information











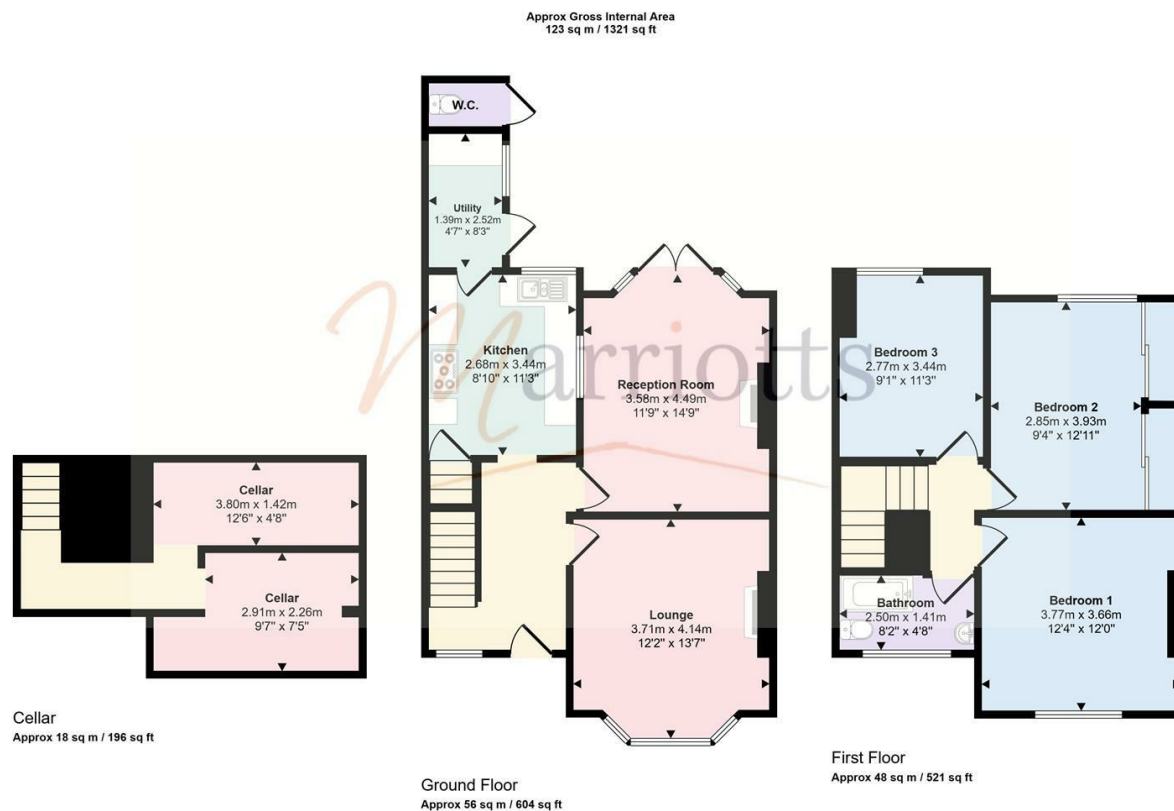
TENURE: Freehold  
 COUNCIL TAX: Nottingham City Council - Band C  
 PROPERTY CONSTRUCTION: solid brick  
 ANY RIGHTS OF WAY AFFECTING PROPERTY: no  
 CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: no  
 FLOOD RISK: low  
 ASBESTOS PRESENT: n/k  
 ANY KNOWN EXTERNAL FACTORS: n/k  
 LOCATION OF BOILER: utility room  
 UTILITIES - mains gas, electric, water and sewerage.  
 MAINS GAS PROVIDER:  
 MAINS ELECTRICITY PROVIDER:  
 MAINS WATER PROVIDER: Severn Trent  
 MAINS SEWERAGE PROVIDER: Severn Trent  
 WATER METER: n/k  
 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: n/k









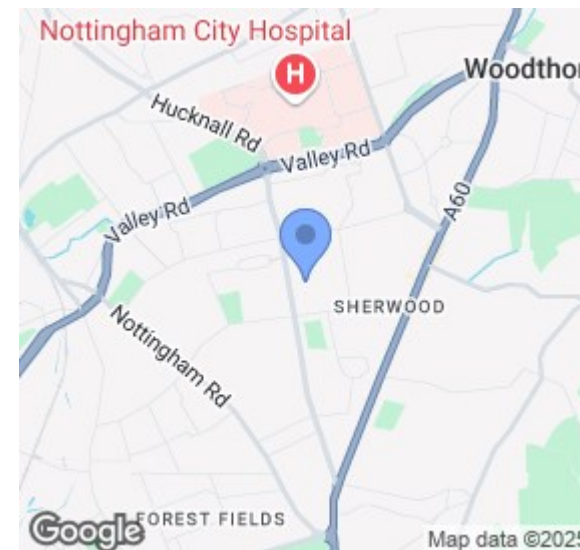


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the 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>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>57</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.

1. We believe these particulars, including the text, photographs and floorplans to be accurate. They are for general guidance only and do not constitute any part of an offer or contract. Measurements are approximate. The property's services, appliances, heating installations, plumbing and electrical systems have not been tested and intending purchasers are advised to make their own independent enquiries and inspections.
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