



44 Ridsdale Road, NG5 3GQ

Price Guide £400,000



Marriotts



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- Extended detached house
- Large master bedroom + en-suite
- Immaculate gardens
- Three bedrooms
- Extended living kitchen + conservatory
- Utility room & downstairs toilet

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Overview

Nestled in the sought-after area of Sherwood, this splendid detached house on Ridsdale Road offers a perfect blend of comfort and modern living. With spacious reception rooms, this property is ideal for both entertaining guests and enjoying family time. The heart of the home features a large open-plan L-shaped lounge, dining and kitchen area, creating a welcoming space filled with natural light, leading through to a lovely UPVC double glazed conservatory, overlooking the garden. Or you can enjoy the peace and quiet of the separate bay-fronted sitting room.

The property has three bedrooms, including an impressive master bedroom which forms part of the extension. This generous room comes with feature wall panelling and plenty of wardrobe space, complete with an en-suite shower room providing a private retreat.

For convenience, the property includes a utility room and a downstairs toilet, making daily living more manageable. Parking is also provided by way of a block-paved driveway and detached garage with remote electric door.

The immaculate gardens are a true highlight, featuring a covered pergola decking area that is perfect for outdoor dining or simply enjoying the tranquil surroundings. The well-maintained outdoor space offers a wonderful opportunity for gardening enthusiasts or those who appreciate a serene environment.

Situated close to the City Hospital and within the popular leafy Sherwood Dales, this home is ideally placed for easy access to local amenities, schools and transport links. This property is not just a house; it is a wonderful family home waiting to be cherished.

Entrance Hall

With UPVC double-glazed front entrance door and full-height side panels, feature panelled radiator, spindled staircase to the first floor with under-stair cupboard and grey wood effect Amtico flooring continuing through to the front sitting room.

Sitting Room

Marble fireplace and hearth with living flame coal effect gas fire and decorative plaster surround. UPVC double-glazed bay window to the front and radiator.



Living Room

With wood effect laminate flooring, radiator, points for a wall-mounted TV, two ceiling light points and breakfast/dining area also with points for a wall mounted TV and double glazed sliding patio door through to the conservatory.

Conservatory

Being brick built with UPVC double glazed pitched polycarbonate roof, electric convector heater and double doors to the side.

Kitchen Area

A range of wall and base units with granite effect worktops, tiled splashbacks and inset stainless steel sink unit and drainer. Integrated Neff brushed steel trim electric double oven, separate four-ring halogen hob with extracted canopy, integrated dishwasher, concealed work surface lighting, LED downlight lights, tiled floor, and UPVC double glazed rear window.

Utility Room

With matching worktops and multi-coloured units, plumbing for a washing machine, space for a tumble dryer, wall mounted Vaillant combination gas boiler, radiator, tiled floor, UPVC double glazed side window and door to the downstairs toilet.

Downstairs Toilet

With wash basin, dual flush toilet, ceiling downlights, RCD board and UPVC double glazed side window.

First Floor Landing

UPVC double glazed side window and doors to all rooms.

Bedroom 1

Forming part of the extension with a 12-door fitted wardrobe and grey wood effect flooring. Feature wall panelling to one wall, two ceiling light points, radiator, UPVC double glazed rear window with fitted shutter blinds and door to the en-suite.

En-suite

Fitted double cupboard and separate single shelved cupboard. The suite consists of a tiled corner cubicle with chrome mains shower, dual flush toilet, wash basin with vanity base cupboards and half tiling to the remaining walls. Chrome ladder tower rail, electric shaver point, LED Downlights and UPVC double glazed rear window.

Bedroom 2

UPVC double glazed bay window to the front and radiator.

Bedroom 3

UPVC double glazed front window and radiator.

Bathroom

Consisting of a bath with a glass screen and shower attachment, with full height tiling and half tiling to the remaining walls. Pedestal wash basin, dual flush toilet, slate effect flooring, chrome ladder towel rail, LED downlights and UPVC double glazed side window. Loft hatch with ladder into the roof space.

Outside

To the front is a low-maintenance gravelled garden and a block paved driveway into the garage with remote electric door. The garage has light and power and gated access leads to the side of the property, where there's a seating area, a large garden shed, outside tap and LED floodlight. To the rear is a large Indian sandstone patio with wide steps leading up to an immaculately well-tended lawn with well-stocked tiered beds and borders containing a variety of mature shrubs. There's also a feature covered pegola decked seating area.

Material Information

TENURE: Freehold

COUNCIL TAX: Nottingham City - Band C

PROPERTY CONSTRUCTION: Solid brick

ANY RIGHTS OF WAY AFFECTING PROPERTY: no

CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: no

FLOOD RISK: very 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:



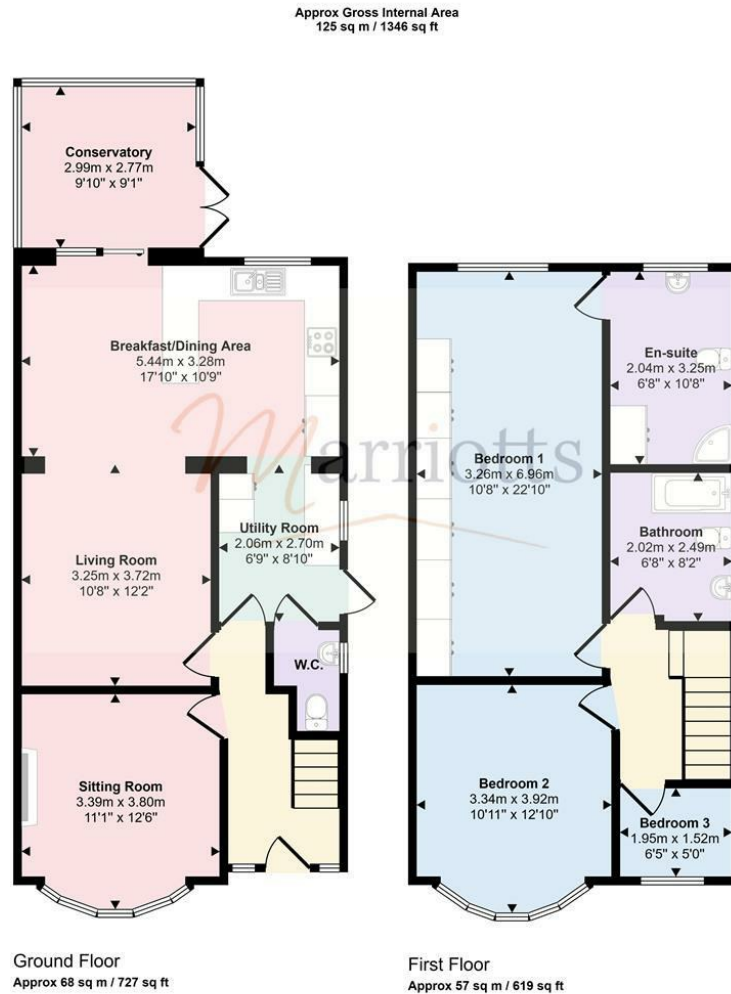




MAINS ELECTRICITY PROVIDER:
MAINS WATER PROVIDER: Severn Trent
MAINS SEWERAGE PROVIDER: Severn Trent
WATER METER: yes
BROADBAND AVAILABILITY: Please visit Ofcom - Broadband and Mobile coverage checker.
MOBILE SIGNAL/COVERAGE: Please visit Ofcom - Broadband and Mobile coverage checker.
ELECTRIC CAR CHARGING POINT: not available.
ACCESS AND SAFETY INFORMATION: stepped front and rear 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) 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 | | |
| England & Wales | 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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