



8 Berridge Road, Sherwood Rise, NG7 6LZ
Offers In The Region Of £385,000



Marriotts



8 Berridge Road Sherwood Rise, NG7 6LZ

- Four double bedrooms
- Full length lounge diner
- Solar panels installed in 2022
- Two bathrooms
- Breakfast kitchen
- New windows in 2020/2021

A rare opportunity to buy this fabulous Victorian detached house located just off Sherwood Rise, with four double bedrooms, two bathrooms, full-length bay fronted living room and open-plan breakfast kitchen. Full of character with viewing strongly advised!



Offers In The Region Of £385,000



Overview

Situated on Berridge Road in the desirable area of Sherwood Rise, this delightful detached house offers a perfect blend of modern convenience and classic character. With four spacious bedrooms and two well-appointed bathrooms, this property is ideal for families or those seeking extra space.

As you enter, you will be greeted by a welcoming hallway, with exposed floors and high ceilings continuing throughout the ground floor, with the original staircase leading to the first floor. The full-length bay-fronted living room has built-in ceiling speakers, a feature log burning stove and a floor to ceiling window which overlooks the rear garden. The living room is open-plan to the spacious breakfast kitchen which has a connecting door to the garage and also leads out to the rear.

Upstairs you will find four well proportioned bedrooms and two refurbished shower rooms, one of which serves as a Jack and Jill shower room and from one bedrooms is revealed when you slide open a pair of impressively hand-painted wardrobe doors.

Step outside to discover a delightful mature walled courtyard garden, providing a private oasis for relaxation or entertaining. An retractable sun canopy covers the main patio/seating area. Additionally, the outbuilding, with light, power and plumbing, presents an excellent opportunity for conversion into a studio or home office, catering to the needs of modern living.

The property boasts easy access to the city centre, making it perfect for those who enjoy the vibrancy of urban living. The nearby Forest Recreation Ground offers a lovely green space for leisurely walks or outdoor activities. And the current owners added solar panels in 2022 and the replacement powder-coated windows in 2020/21 further enhancing its aesthetic appeal and efficiency.

This property is a rare find, combining original charm with contemporary upgrades, all in a great location. Do not miss the chance to make this lovely house your new home!

Entrance Hall

With original front entrance door, exposed painted floorboards, which continued throughout the whole ground floor with an inset door. Radiator, original balustrade staircase leading to the first floor with under stairs access to a small basement room.

Living Room

Double-glazed bay window to the front, several ceiling-mounted speakers at either end of the room, original decorative coving and to the rear is a fireplace recess with a large wood burning stove, built-in shelved cupboard next to a floor-to-ceiling picture window overlooking the rear garden.

Breakfast Kitchen

The kitchen is free-standing and has wall units and a large stainless steel unit and drainer with sink, gas cooker point, vertical radiator, door through to the garage, and double-glazed window and door leading out to the rear garden.

First Floor Landing

Loft hatched with ladder into a partly boarded roof space with light.

Bedroom 1

With exposed floorboards, two double-glazed windows, radiator and feature hand-painted sliding door wardrobes with the central doors sliding back to reveal access to the Jack and Jill shower room.

Shower Room

Consisting of a large walk-in aqua-boarded shower with a glass partition, mains rain shower and second mixer. Dual flush toilet, floating wash basin with drawers and concealed LED floor lighting, wood style flooring, LED downlights and a front alcove/recess which has plumbing for a washing machine, concealed shelving and a frosted double glazed front window.

Bedroom 2

With original decorative coving, two double-glazed front windows and a radiator.

Bedroom 3

Double-glazed rear window, radiator, exposed floorboards, built-in open fronted wardrobes with drawers and shelving.

Bedroom 4

Two double-glazed rear windows, exposed painted floorboards and a radiator.

Shower Room

Consisting of a large walk-in aqua-boarded cubicle with glass partition, mains rain shower and second mixer. Dual flush toilet, floating wash basin with drawers, wood-style flooring, LED downlights, extractor fan and double-glazed rear window.







Outside

To the front is a low stone wall with wrought iron railings and wrought iron double gates leading onto the driveway with a roller door into the garage. The garage has light and power and houses the glowworm combination gas boiler installed in 2019, which is serviced annually by British Gas, with the solar panel controls and inverter. To the rear is a stone-flagged patio with external power points, retractable sun canopy, wall light, and leading onto a majority paved garden with a variety of mature shrubs, trees, and borders, enclosed with a majority walled perimeter. The outbuildings consist of an initial storeroom with power and an outside tap, next to which is access to the main outbuilding, which also has light and power, a recess with a Belfast sink and a separate original toilet (disconnected). A door the leads to a further storeroom with ceiling downlights, ample power points and a window, which could be converted into a number of useful spaces.

Material Information

TENURE: Freehold

COUNCIL TAX: Nottingham City Council - Band D

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: garage

UTILITIES - mains gas, electric, water and sewerage.

MAINS GAS PROVIDER: British Gas

MAINS ELECTRICITY PROVIDER: British Gas

MAINS WATER PROVIDER: Severn Trent

MAINS SEWERAGE PROVIDER: Severn Trent

WATER METER: Yes



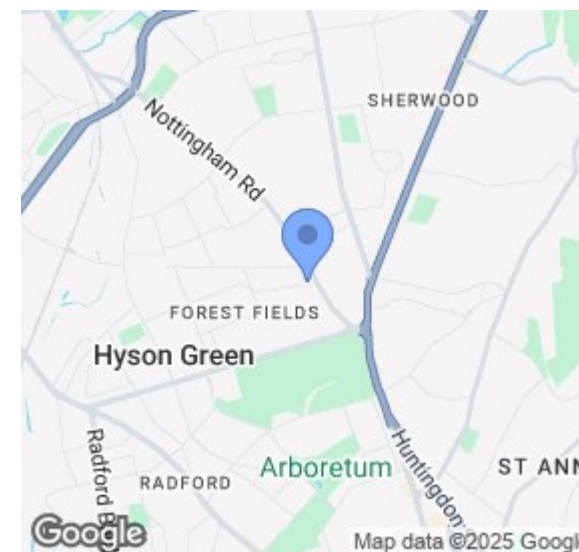




This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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