



149 Valley Road, Sherwood, NG5 3BG  
£289,000









# 149 Valley Road Sherwood, NG5 3BG

- Double storey extension
- Three bathrooms
- Modern kitchen and utility room
- Four bedrooms
- Extended garden room
- Four reception rooms

A very spacious extended detached house located on Valley Road, with four bedrooms, four reception rooms, three bathrooms, modern kitchen and separate utility room!



£289,000



## Overview

Situated on Valley Road, Sherwood, Nottingham, this spacious traditional semi-detached house offers a perfect blend of modern living and spacious comfort. With four well-proportioned bedrooms, including a thoughtfully designed double storey side extension that provides an additional bedroom and an en-suite shower room, this property is ideal for families or those seeking extra space. From a location point of view, the Ring Road ensures that access to surrounding parts on Nottingham is very straight forward and additionally, City Hospital is literally across the road.

The home boasts four reception rooms, including a delightful garden room extension that opens out to the large patio. The modern kitchen, finished in sleek gloss white, is equipped with several appliances including a dishwasher and is complemented by a separate matching utility room with built-in fridge freezer, ensuring practicality for everyday living.

With three bathrooms, this property caters to the needs of a busy household. Notably, the ground floor features a disabled access wet room with non-slip flooring, making it accessible for all.

The tiered rear garden provides privacy and security, with a large stone-flagged patio, external power, cold-water tap and steps leading up to an artificial lawn for low maintenance and year-round enjoyment. Additionally, the driveway accommodates parking for two vehicles and includes a convenient car charging point, catering to the needs of modern living.

This property is not just a house; it is a home that offers comfort, style, space and practicality in a sought-after location. Whether you are entertaining guests in the spacious reception areas or enjoying quiet moments in the garden, this residence is sure to impress.



### Entrance Hall

With UPVC double glazed front entrance door, original tiled floor, stairs to the first-floor landing and radiator.

### Dining Room

Currently used as a bedroom with UPVC double-glazed front window and radiator.

### Living Room

With laminate flooring, decorative fireplace recess, two radiators and UPVC double-glazed windows and door leading out to the rear patio.

### Study

UPVC double-glazed front window, radiator and laminate flooring.

### Kitchen

A range of modern units in gloss white, with granite effect worktops, matching upstands and an inset one-and-a-half bowl stainless steel sink unit and drainer. Appliances consist of a brushed steel trim electric oven, separate five-ring gas hob, extractor and integrated dishwasher. Concealed Ideal Logic combination gas boiler installed in 2021 with the remainder of a warranty, tiled floor, UPVC double-glazed rear window and access to the utility room.

### Utility Room

With matching units and worktops with integrated fridge freezer, plumbing for a washing machine, tiled floor, UPVC double-glazed side stable door to the garden, doorway through to the garden room and access to the wet room.

### Wet Room

With majority fully tiled walls, the shower area has aqua boarding, non-slip flooring with a floor drain and chrome mains shower. Semi-pedestal wash basin, dual flush toilet, radiator, extractor fan and UPVC double-glazed side window.

### Garden Room

With tiled floor, UPVC double-glazed windows to the rear and UPVC double-glazed windows and double doors to the sides leading out to the patio.

### First Floor Landing

Loft access with ladder in to a partly boarded roof space with light.

### Bedroom 1

UPVC double-glazed bay window to the front, radiator and laminate flooring.

### Bedroom 2

Two UPVC double-glazed front windows, radiator and laminate flooring.

### En-suite

With fully tiled walls and floor, the suite consists of a corner cubicle with electric shower, semi-pedestal wash basin and dual flush toilet. Electric shaver point, extractor fan and chrome ladder towel rail.

### Bedroom 3

UPVC double-glazed rear window, radiator and laminate flooring.

### Bedroom 4

Forming part of the extension, with UPVC double-glazed rear window, radiator and laminate flooring.

### Family Bathroom

With three-quarter height tiling. The suite consists of a corner bath, semi-pedestal wash basin, toilet and glass block shower cubicle with chrome main shower. Radiator, tile effective floor covering and UPVC double-glazed rear window.











### Outside

To the front, there is a block paved driveway with an electric car charging point, a brick retaining wall and steps lead up to the front of the property and front door. To the rear is a large stone-flagged patio with outside tap, external power points and halogen security light. Stone retaining wall with steps lead up to a further paved and plum slate area and artificial lawn, enclosed with a mixture of hedging and fencing to the perimeter.

### Material Information

TENURE: Freehold

COUNCIL TAX: Nottingham City Council - Band B

PROPERTY CONSTRUCTION: 1930s 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: kitchen

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: no

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: Ohme charging point

ACCESS AND SAFETY INFORMATION: stepped front access

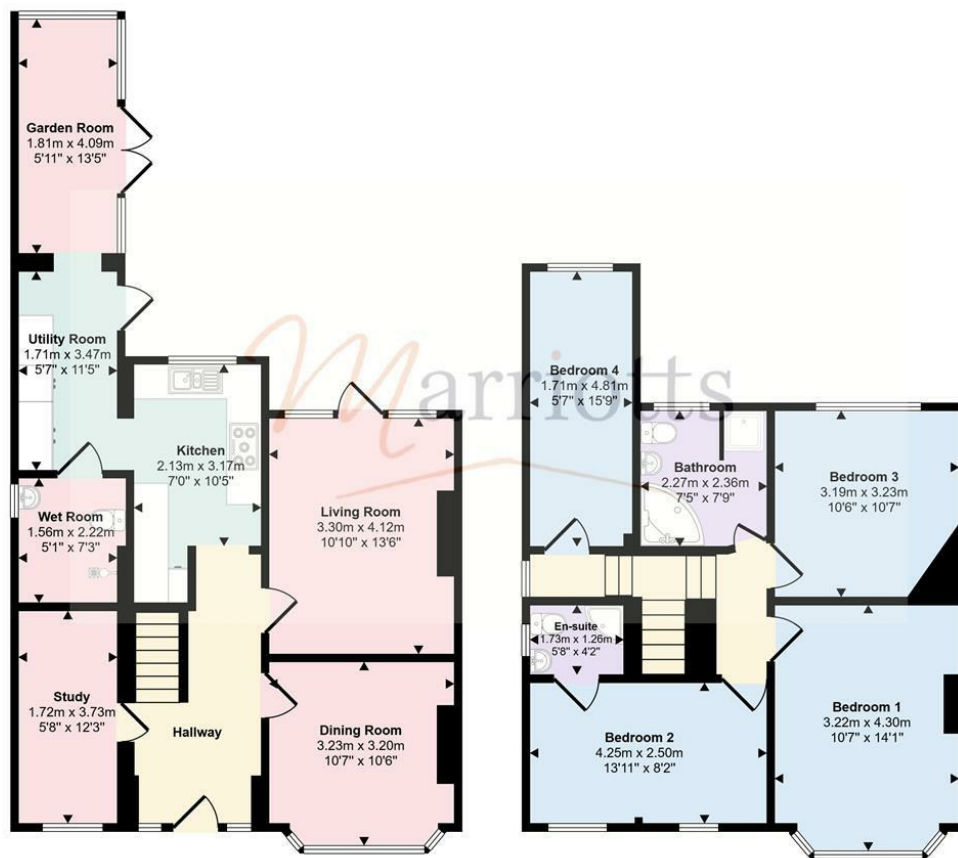








Approx Gross Internal Area  
130 sq m / 1402 sq ft

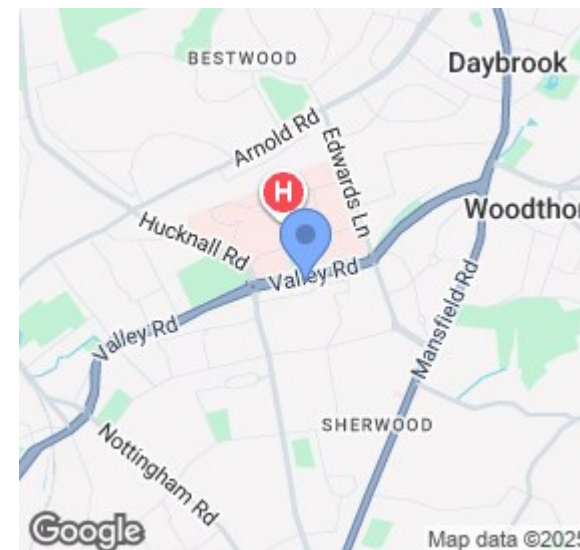


Ground Floor  
Approx 70 sq m / 756 sq ft

First Floor  
Approx 60 sq m / 646 sq ft

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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