

# Private Road

Sherwood  
Nottingham  
NG5 4DB

**Offers Over £799,950**



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- Popular Location
- Conservation Area
- Impressive Edwardian Detached Home
- Well Presented Interiors
- Wealth of Features and Characteristics
- Five Bedrooms
- Two Bath/Shower Rooms
- Living Space Spanning Three Floors
- Entrance Hall with Cloaks/WC
- Two Elegant Reception Rooms
- Study/Utility Room
- Recently Fitted Beautiful and Spacious Dining Kitchen with Classic Units & Appliances
- Orangery
- Stunning Substantial South Facing Rear Established Garden
- Paved large patio area
- Delightful Terraced Courtyard Garden
- Gated Driveway providing Off Road Parking for up to two cars
- Workshop
- Internal Area Approx. 2600 sq ft
- EPC Rating D





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## Private Road, Sherwood, Nottingham, NG5 4DB

### Key Features

INTRODUCING THE PERFECT FAMILY HOME.....

FHP Living are privileged to be offering for sale this handsome detached Edwardian residence with some fabulous original features with the accommodation creatively arranged over three floors. Well presented and boasting over 2,600 Sqft of living space, this beautiful home deserves an internal inspection in order to fully appreciate its charm and nature.

Upon entering via the main entrance door to the side of the property you are greeted by a porch leading to an elegant, characterful hallway benefitting from the original Minton tiled flooring and wooden feature staircase.

The accommodation briefly comprises: entrance hall with cloaks/WC and access to the living room with large bay window together with log burner, then leading onto an inviting lounge with doors opening out to the orangery/sunroom with Italian porcelain tiled flooring benefitting from underfloor heating and, in turn, French style windows affording access onto the elevated rear paved terraced area and beautiful substantial South facing garden, large window to the fore allowing natural light to flow and attractive feature fireplace also benefitting from a log burner which compliments the room.

Turning to the recently fitted spacious breakfast kitchen providing a comprehensive range of quality classic units and integrated Bosch appliances, Nero Impala granite work surfaces, benefitting again from Italian Porcelain floor, wall tiles and underfloor heating. In addition, there is a beautiful Thomas Denby Metro Belfast sink, dual range cooker and a Samsung eye level dual cook flex oven. The windows displaying quality plantation shutters whilst allowing natural light to flow and providing attractive views of the terraced courtyard garden located at the front of the property.

A notable feature of this property is the entrance to the front providing alternative access with a plethora of storage, a study and utility room housing the boiler and plumbing for a washing machine/dryer. The property also benefits from original wooden flooring largely throughout and Edwardian style traditional sash windows replaced in more recent years.

Ascending to the first floor you will discover four delightful bedrooms and all with ornamental feature fireplaces. Completing the first floor is a tastefully designed bathroom with a free standing Victorian roll top edge bath, separate walk in shower, wash hand basin and WC. A staircase rising to the second floor features a further bedroom in the attic with shower room.

Outside, the property which is encompassed in a beautiful setting can be approached via either a gated driveway providing off road parking or gated pedestrian pathway. An adjacent courtyard garden area can also be found.

In addition, the side gate leads to the rear patio, pathway, and large garden area with an expanse of lawn, various bushes, trees, shrubs and herbaceous borders.

A truly wonderful home with character in abundance and with easy access to the many shops, bars, restaurants and cafes as well as being within the catchment area for local schools and transport links into the City Centre and City Hospital. VIEWING ESSENTIAL.

These sales particulars have been prepared by FHP Living on the instruction of the vendor. Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters. These sales particulars are produced in good faith and are not intended to form part of a contract. Whilst FHP Living have taken care in obtaining internal measurements, they should only be regarded as approximate.

Purchaser information - Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, FHP Living require any successful purchasers proceeding with a purchase to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill. This evidence will be required prior to FHP Living instructing solicitors in the purchase or the sale of a property.





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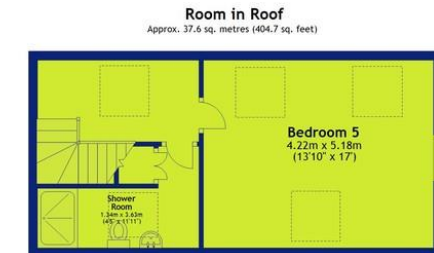
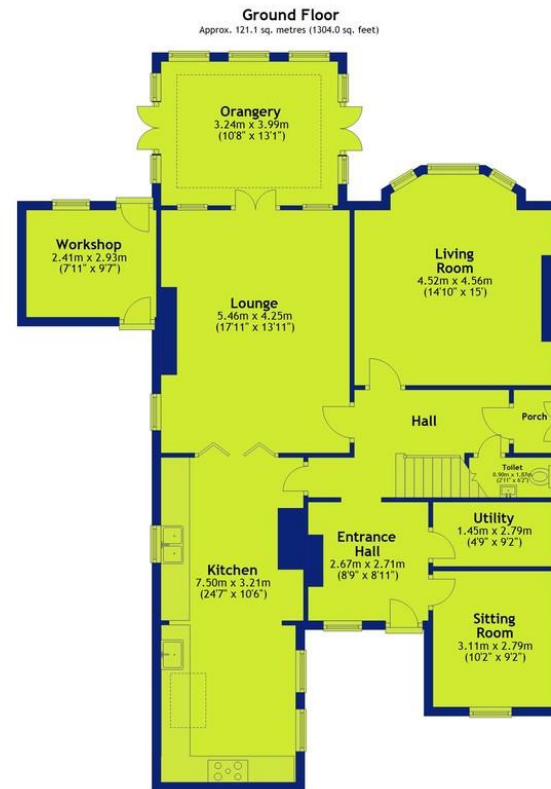


Video



Contact

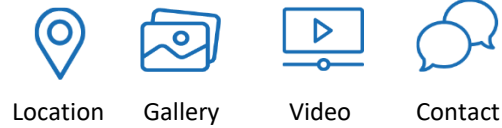
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Total area: approx. 243.3 sq. metres (2618.9 sq. feet)



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### Interested in this home?

Contact the FHP Living Team on 0115 841 1155

23 Bridgford Road  
West Bridgford  
Nottingham  
NG2 6AU

1 Weekday Cross  
The Lace Market  
Nottingham  
NG1 2GB

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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