

For Sale

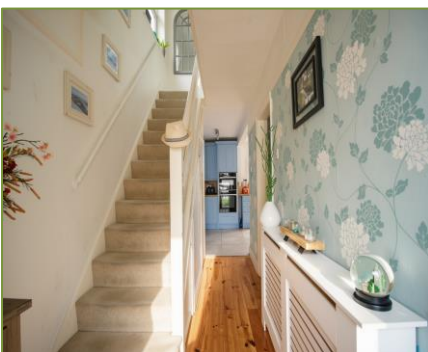


2b-4b Hucknall Road
Nottingham
NG5 1AB

T 0115 962 9770

E Nottingham@go-ps.co.uk

grangerandoaks.co.uk



Hill Crest Grove,

Sherwood, NG5 1FT

Price: Offers in Excess of £230,000



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Information

SHERWOOD: Coming to market Chain-Free, and situated in a sought-after residential cul-de-sac within easy reach of Sherwood's excellent amenities, this well-presented three-bedroom semi-detached home offers spacious accommodation, sunny outdoor space and excellent potential for families, first-time buyers and professionals alike.

Summary of accommodation

- Three Bedrooms
- Beautiful Fitted Kitchen
- Good Local Schooling
- EPC Rating C
- Ideal Family Home
- Walking Distance to Nottm City Hospital
- Cul-de-Sac Location

Description

Entrance Hall

Polished wooden floorboards. Central heating radiator. Stairs lead off. Doors to understairs storage and Lounge.

Lounge

Double glazed Bay Window. Feature fireplace. Wood flooring. Central heating radiator.

Kitchen

Fitted Kitchen in blue with wood work-surfaces and tiled splash-backs. Integrated dishwasher, washer dryer and double oven. Large kitchen island with Neff induction extractor hob. Undercounter lighting. Tiled floor.

Conservatory

Leading straight off the kitchen and used as a dining room with additional casual seating. Stripped wooden floorboards. Door leading off to downstairs WC. French Doors open out to rear garden.

WC

A useful ground floor WC and wash hand basin.

Stairs & Landing

Carpeted. Doors lead off to bedrooms & bathroom.

Bedroom 1

Bay window. Carpeted flooring. Central heating radiator,

Bedroom 2

Currently used as a sitting room. Double glazed window to rear. Wood laminate flooring. Victorian style radiator. Feature period fireplace.

Bedroom 3

Currently used as a dressing room. Carpeted flooring. Central heating radiator. Double Glazed window.

Bathroom

White 3 pc bathroom suite with electric shower over the bath. Double glazed window. Polished floorboards.

Outside

Set back from the road behind a dwarf wall, the house has a shared driveway (realistically only suited to a car of the era the house was built). To the rear, a sunny south-facing garden is laid to lawn with mature borders with gravel & decked seating areas. The original garage is now used for additional storage and offers scope for additional garden space, or a garden office.

Hill Crest Grove, Sherwood

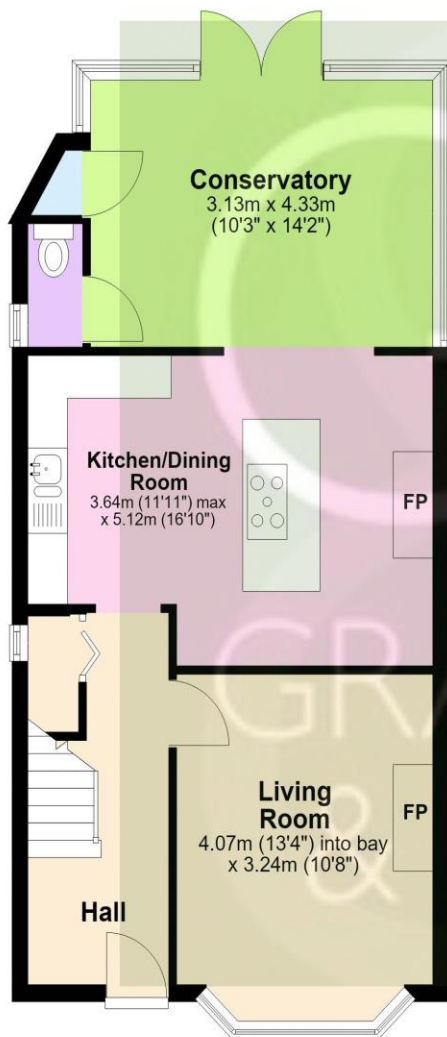
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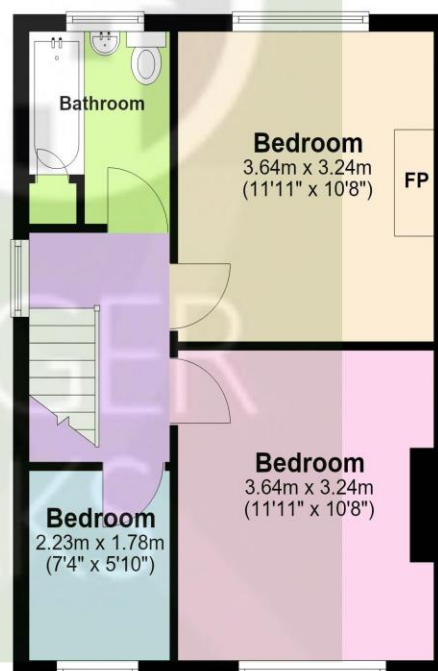
Ground Floor

Approx. 53.9 sq. metres (579.8 sq. feet)



First Floor

Approx. 37.8 sq. metres (406.9 sq. feet)



Total area: approx. 91.7 sq. metres (986.6 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

