Robert Ellis

look no further...

Percival Road
Sherwood, Nottingham NG5 2EY

NO UPWARD CHAIN – Elegant 3-Bedroom Victorian Semi-Detached Home

Guide Price £290,000 Freehold

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*** GUIDE PRICE £290,000 - £300,000 ***

Nestled in the heart of ever-popular Sherwood, this charming three-bedroom Victorian semi-detached property on Percival Road blends period elegance with comfortable modern living. Just a stone's throw from Sherwood High Street, the home offers unrivalled access to local shops, cafés, schools, excellent transport routes, and Nottingham city centre—reachable in under ten minutes.

From the outset, the property's character is clear. Set behind a gated front garden, a beautiful external porch with original Victorian tiling leads into a warm and welcoming entrance hall, where high ceilings and well-preserved architectural features immediately impress.

The ground floor has been thoughtfully opened up to create one large, dual-aspect reception room, allowing light to flood in through the bay window at the front and a second large window to the rear. This generous living space retains its period charm with twin fireplaces, original cornicing, plush carpeting, and an airy, elegant feel—ideal for both everyday living and entertaining.

To the rear of the home is a spacious kitchen diner with views out to the garden, integrated white goods, and side access leading outdoors. This is a practical and sociable space, perfectly suited for family life. From here, there's also access to a useful two-room, plumbed cellar—offering ample storage or potential for further development, whether as a utility space, wine store, or home office.

The rear garden is a true highlight of the property. Thoughtfully landscaped and arranged across three distinct, tiered levels, it offers a tranquil, private outdoor retreat. With a mix of seating areas, a charming water feature, and the benefit of being non-overlooked, it's an ideal space for both relaxation and entertaining. Sun reaches different parts of the garden throughout the day, making it perfect for outdoor living. A secure side gate provides convenient access back to the front of the property.

Upstairs, the spacious master bedroom spans the front of the property and features twin sash windows, high ceilings, and built-in storage, creating a bright and comfortable sanctuary. The second bedroom, a generous double, overlooks the garden and includes a wall-mounted TV, currently serving as a storage room but easily reinstated as a bedroom. A third single bedroom sits to the rear and would make an ideal child's room, nursery, or home office.

The recently fitted family bathroom is finished to a high standard, offering a clean, modern three-piece suite in immaculate condition. The property further benefits from a newly fitted boiler, providing efficient and reliable heating throughout. A landing airing cupboard and access to the loft provide additional storage options.

Offering style, space, and a prime Sherwood location, this beautiful Victorian home is ideal for families, professionals, or anyone seeking a character property in a thriving community. Early viewing is highly recommended to appreciate all this home has to offer.

Entrance Hallway
Wooden double glazed entrance door to the front elevation leading into the entrance hallway comprising wooden flooring, wall mounted radiator, coving to the ceiling, carpeted staircase to the first floor landing, internal glazed door leading through to the dining room.

Dining Room
12'1" x 12'1" approx (3.7 x 3.7 approx)
Carpeted flooring, coving to the ceiling, fireplace, wall mounted radiator, UPVC double glazed window to the rear elevation, opening through to the lounge, internal glazed door leading through to the kitchen.

Lounge
12'1" x 15'8" approx (3.7 x 4.8 approx)
UPVC double glazed sectional bay window to the front elevation, coving to the ceiling, fireplace, carpeted flooring, ceiling rose, wall mounted radiator, opening through to the dining room.

Kitchen
17'8" x 10'5" approx (5.4 x 3.2 approx)
A range of matching wall and base units with worksurfaces over incorporating a sink and drainer unit with swan neck mixer tap over, oven with four ring gas hob over and extractor hood above, space and point for a fridge freezer, space and plumbing for a washing machine, wall mounted radiator, wall mounted boiler, integrated dishwasher, UPVC double glazed window to the rear elevation, UPVC double glazed door leading out to the garden, door to the cellar.

Cellar
Large cellar with light providing useful additional storage space.

First Floor Landing
Carpeted flooring, access to the loft, coving to the ceiling, doors leading off to:

Bathroom
10'5" x 14'9" approx (3.2 x 4.5 approx)
UPVC double glazed window to the rear elevation, wooden flooring, heated towel rail, WC, walk-in shower cubicle with electric shower over, handwash basin with storage below.

Bedroom One
13'9" x 12'1" approx (4.2 x 3.7 approx)
Two UPVC double glazed windows to the front elevation, carpeted flooring, built-in wardrobes providing ample additional storage space, coving to the ceiling.

Bedroom Two
8'10" x 12'1" approx (2.7 x 3.7 approx)
UPVC double glazed window to the rear elevation, carpeted flooring, wall mounted radiator.

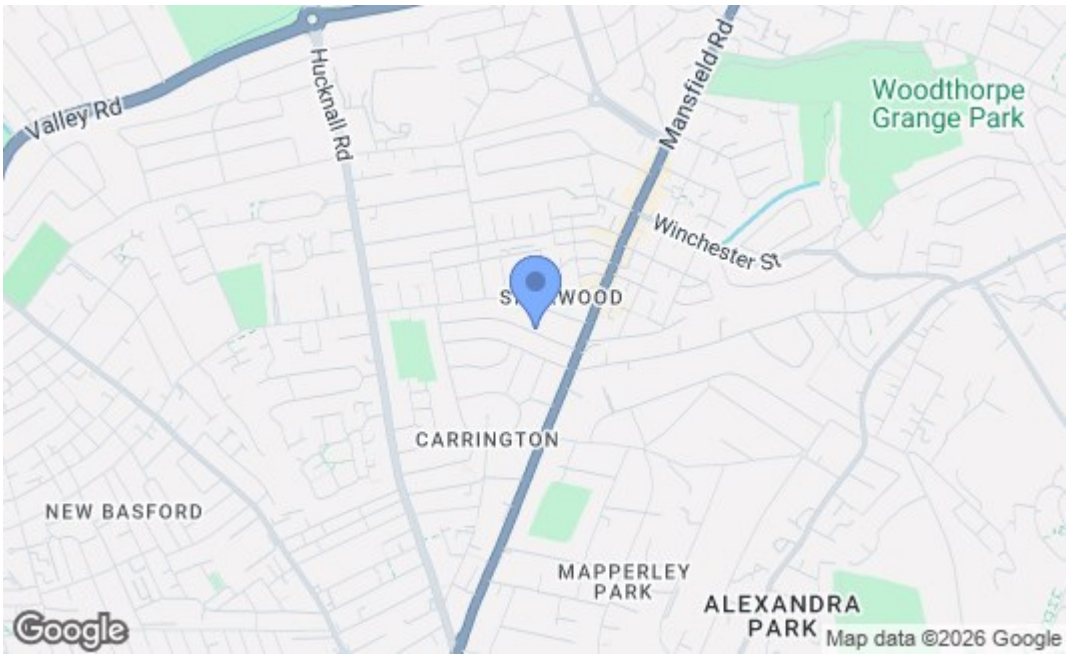
Bedroom Three
8'10" x 6'10" approx (2.7 x 2.1 approx)
UPVC double glazed window to the side elevation , carpeted flooring, wall mounted radiator.

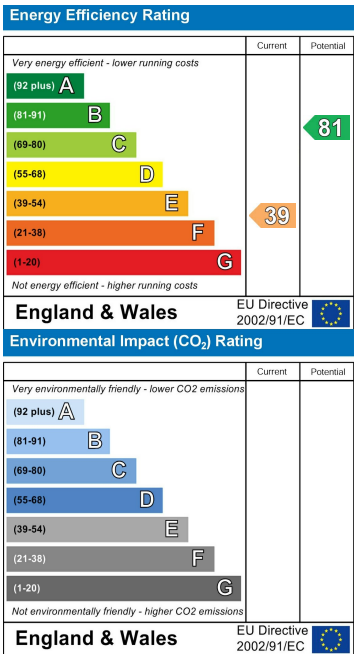
Outside

Front of Property
To the front of the property there is a gated front garden with a range of plants and shrubbery planted throughout, fenced and walled boundaries, pathway leading to the front entrance door.

Rear of Property
To the rear of the property there is an enclosed tiered rear garden with paved patio area with steps leading to a lawned area and further patio space to the rear, access to the shed, a range of mature plants and shrubbery planted to the borders, walls hedging and fencing to the boundaries, side gated access to the front of the property.

Agents Notes: Additional Information
Council Tax Band: B
Local Authority: Nottingham
Electricity: Mains supply
Water: Mains supply
Heating: Mains gas
Septic Tank : No
Broadband: BT, Sky, Virgin
Broadband Speed: Standard 16mbps Ultrafast 1800mbps
Phone Signal: 02, Vodafone, EE, Three
Sewage: Mains supply
Flood Risk: No flooding in the past 5 years
Flood Defences: No
Non-Standard Construction: No
Any Legal Restrictions: No
Other Material Issues: No





These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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