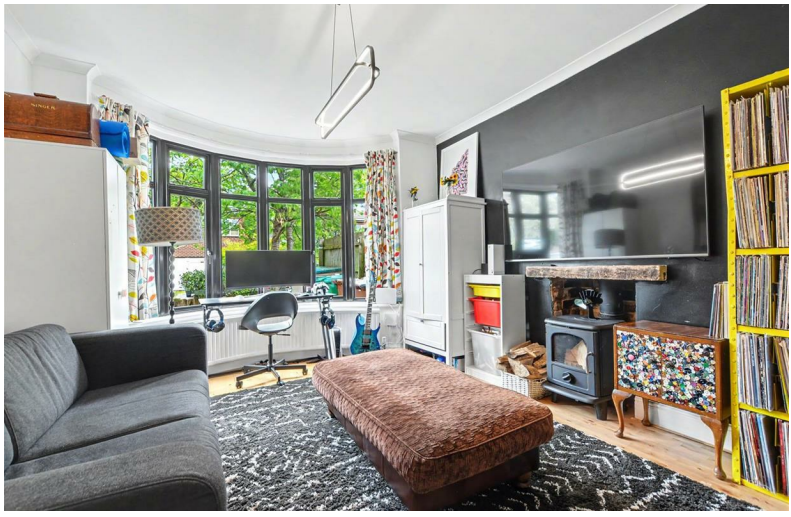
Robert Ellis

look no further. . .







Ennerdale Road
Sherwood Dales, Nottingham NG5 3GP

A BEAUTIFUL FOUR BEDROOM DETACHED FAMILY HOME FOR SALE!

Guide Price £475,000 - £500,000 Freehold



GUIDE PRICE £475,000 - £500,000

This well-presented four bedroom detached property on Ennerdale Road, Nottingham, offers spacious and versatile accommodation ideal for modern family living. The home combines contemporary finishes with practical design across two floors and is ideally located within walking distance of City Hospital, as well as being close to a range of shops, schools, and excellent transport links.

Upon entering, a welcoming porch leads into a bright entrance hallway featuring wooden flooring, character details such as a picture rail and dado rail, and access to the main living areas. The front reception room is a cosy yet stylish space, complete with a bay window, log burner, and decorative coving, creating a perfect setting for relaxation.

The standout feature of the property is the impressive open-plan lounge/kitchen/diner. This expansive space is fitted with a range of modern wall and base units, complemented by a mix of pine and stainless steel worktops. A Rangemaster cooker, central island with sink, and space for an American-style fridge freezer enhance functionality. The room also benefits from underfloor heating, Velux windows, and large sliding doors that open onto the rear garden, allowing for plenty of natural light and seamless indoor-outdoor living. There is ample space for both relaxing and dining, making it ideal for family life and entertaining. A separate utility room and ground floor shower room add further convenience.

Upstairs, the property offers four well-proportioned bedrooms. The master suite provides a private retreat with its own en-suite shower room. The remaining bedrooms are served by a spacious family bathroom, featuring both a freestanding bath and a walk-in shower.

Externally, the home continues to impress. The front provides off-road parking for two vehicles, while the rear garden is mainly laid to lawn with a patio area, planted borders, and a unique addition of a hot tub with a direct hot water supply—ideal for entertaining or unwinding.

Additional benefits include gas central heating, double glazing throughout, and access to high-speed broadband. The property falls within Council Tax Band D and is situated in a well-established and conveniently located residential area.

Overall, this property offers a superb blend of style, space, and practicality, making it an excellent choice for families seeking a ready-to-move-into home in a desirable Nottingham location.





Entrance Porch
Archway comprising of composite entrance door with aluminium double glazed windows above and to the sides, tiled flooring, wooden glazed door leading into the entrance hallway.

Entrance Hallway
Wooden flooring, two freestanding radiators, picture rail, dado rail, staircase leading to the first floor landing, glazed windows to the front elevation, storage cupboard, doors leading off to:

Reception One
13'89 x 11'10 approx (3.96m x 3.61m approx)
Aluminium double glazed bay window to the front elevation, wall mounted radiator, log burner, coving to the ceiling, wooden flooring.

Kitchen Diner
16'83 x 31'11 approx (4.88m x 9.73m approx)
A range of matching contemporary wall and base units with a mix of rough sawn pine and stainless steel worksurfaces over, rangemaster cooker with extractor hood over, space for an American style fridge freezer, island unit incorporating a sink and drainer unit with mixer tap over, log burner with stone hearth, ample space for a dining table, recessed spotlights to the ceiling, herringbone slate flooring incorporating underfloor heating, aluminium double glazed sliding doors leading out to the rear garden, two Velux windows, coving to the ceiling, door leading through to the utility. hot water pipe that is plumbed to the hot tub.

Utility Room
9'18 x 5'48 approx (2.74m x 1.52m approx)
Housing the combination boiler, pinewood worksurface, space and plumbing for a washing machine, space and point for a tumble dryer, space and plumbing for a dishwasher, wall storage units, recessed spotlights to the ceiling, aluminium double glazed door to the side elevation, door leading through to the downstairs shower room.

Ground Floor Shower Room
8'80 x 3'58 approx (2.44m x 0.91m approx)
Tiling to the walls, tiled flooring, mains fed shower, feature stone handwash basin with feature mixer tap above, WC, extractor fan.

First Floor Landing
Carpeted staircase, wooden flooring to the landing, dado rail, access to the loft, doors leading off to:

Master Suite
16'60 x 9'97 approx (4.88m x 2.74m approx)
Carpeted stairs lead into the master suit which benefits from having aluminium double glazed windows to the front and side elevations, carpeted flooring, wall mounted radiator, door leading through to the en-suite shower room.

En-Suite Shower Room
5'09 x 9'78 approx (1.75m x 2.74m approx)
Tiling to the walls, vinyl flooring, walk-in shower enclosure with mains fed shower over, recessed spotlights to the ceiling, vertical wall mounted radiator, handwash basin with feature mixer tap, WC, integrated mirror, extractor fan, aluminium double glazed window to the rear elevation.

Family Bathroom
9'53 x 8'15 approx (2.74m x 2.44m approx)
Tiled splashbacks, vinyl flooring, walk-in shower enclosure with mains fed shower over, WC, handwash basin with mixer tap, wall mounted radiator, freestanding bath with mixer tap and shower attachment, aluminium double glazed window to the rear elevation.

Bedroom Two
13'59 x 11'08 approx (3.96m x 3.56m approx)
Aluminium double glazed window to the rear elevation, carpeted flooring, wall mounted radiator.

Bedroom Three
13'81 x 11'08 approx (3.96m x 3.56m approx)
Aluminium bay window to the front elevation, picture rail, carpeted flooring, wall mounted radiator.

Bedroom Four
7'88 x 9'41 approx (2.13m x 2.74m approx)
Aluminium bay window to the front elevation, wooden flooring, wall mounted radiator.

Outside

Front of Property
To the front of the property there is a driveway providing off the road parking for two cars.

Rear of Property
To the rear of the property there is an enclosed rear garden being laid mainly to lawn, paved patio area, hot tub with direct plumbed in hot water pipe, a range of plants and shrubbery planted to the borders, fencing and walled boundaries.

Agents Notes: Additional Information
Council Tax Band: D
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









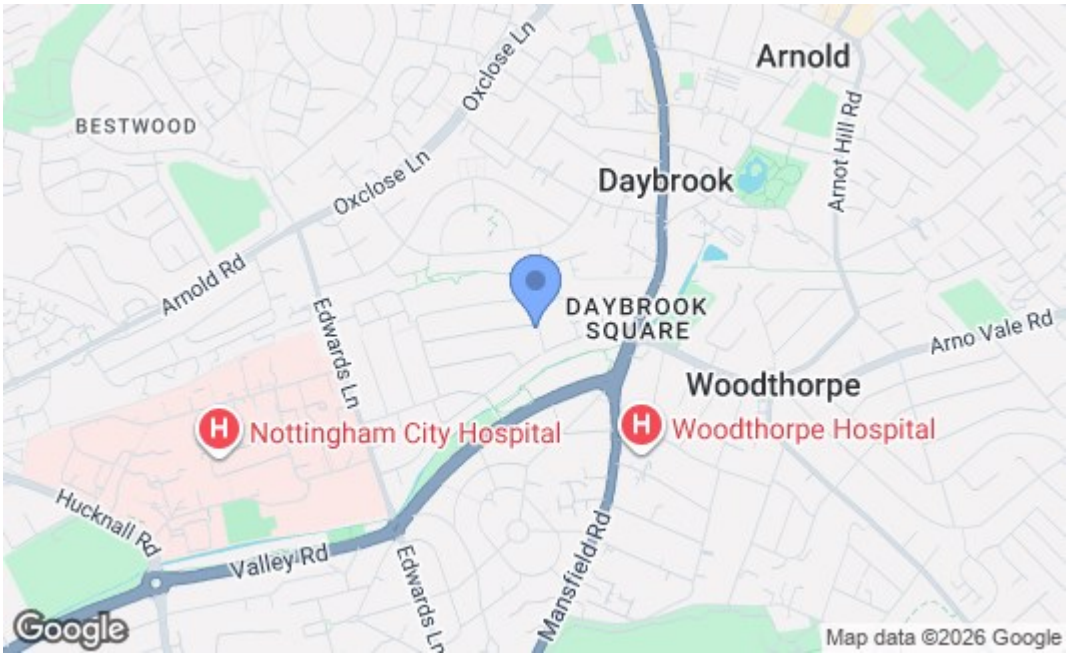
Robert Ellis
ESTATE AGENTS

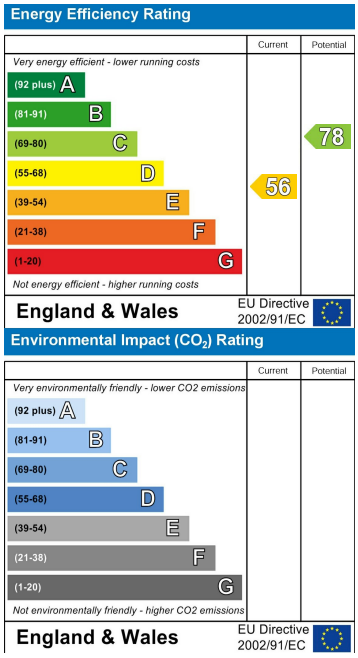












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

78 Front Street, Arnold, Nottinghamshire, NG5 7EJ
arnold@robertellis.co.uk
0115 648 5485