

59 Sherwood Vale, Sherwood, NG5 4EB

Price Guide £268,000

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Marriotts


SIEMENS
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59 Sherwood Vale
Sherwood, NG5 4EB

- Semi detached house
- Three bedrooms
- Through lounge diner
- Stunning woodland backdrop
- Modern kitchen + appliances
- Traditional style bathroom

A well-presented, three-bedroom semi-attached house on a popular road, just a short distance from both Mapperley and Sherwood, with a large mature rear garden with a woodland backdrop and a gate leading straight out to Woodthorpe Grange Park! Modern kitchen with Corian worktops and appliances, lounge with living flame gas fire, dining room and a traditional style bathroom in white and a Worcester Bosch combination gas boiler installed in 2021!





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Entrance Hall

Entrance porch with UPVC double-glazed entrance door, quarry tiled floor and original secondary door. Stairs to the first floor landing, radiator, cupboard housing the smart electric meter and RCD board, and doors to both the dining room and kitchen.

Dining Room

Fitted base cupboards/bookcases on either side of the chimney breast with internal power points, UPVC double glazed bay window to the front, radiator and large opening through to the lounge.

Lounge

With polished marble fireplace and hearth with living flame coal effect gas and fire. Radiator, UPVC double glazed sliding patio door to the rear and built-in storage cupboards.

Kitchen

A range of modern units with soft-close doors and pan drawers, with Corian worktops and matching one and a half bowl sink unit and drainer and stone effect tiled splashbacks. Appliances consist of Siemens electric double oven, four ring halogen hob and extractor, along with an integrated fridge freezer and Bosch dishwasher. Wood effect Karndean flooring, plumbing for a washing machine, LED downlights, under-stairs cupboard with light, UPVC double-glazed rear window, door and UPVC double-glazed window to the side.

First Floor Landing

UPVC double glazed side window.

Bedroom 1

Built-in four-door wardrobe and three-door wardrobe with overhead storage and central chest of drawers/dressing table. UPVC double-glazed front window and radiator.

Bedroom 2

UPVC double glazed rear window and radiator.

Bedroom 3

UPVC double-glazed front window, radiator and loft hatch with ladder into a partly boarded roof space with lighting.

Bathroom

With fully tiled walls and mosaic-effect vinyl flooring. The suite consists of a bath with electric shower, traditional style pedestal washbasin and toilet, cupboard housing the Worcester Bosch combination gas boiler, radiator and UPVC double glazed rear window.

Outside

There is a brick wall enclosed front garden, containing a selection of mature rose bushes and gated access. A side gate leads to the side of the property and in turn to the rear, with step leading down to the main garden and step up to the paved patio with outside tap, external power points and views over the garden. Brick retaining wall and steps lead down to the first lawn, which has established rockery borders and mature Fir tree. Steps continue to the second lawn area and garden shed, and in turn to a large vegetable plot. The garden is enclosed a mixture of hedging and fencing to the perimeter, with gated access leading out to Woodthorpe Park.

Material Information









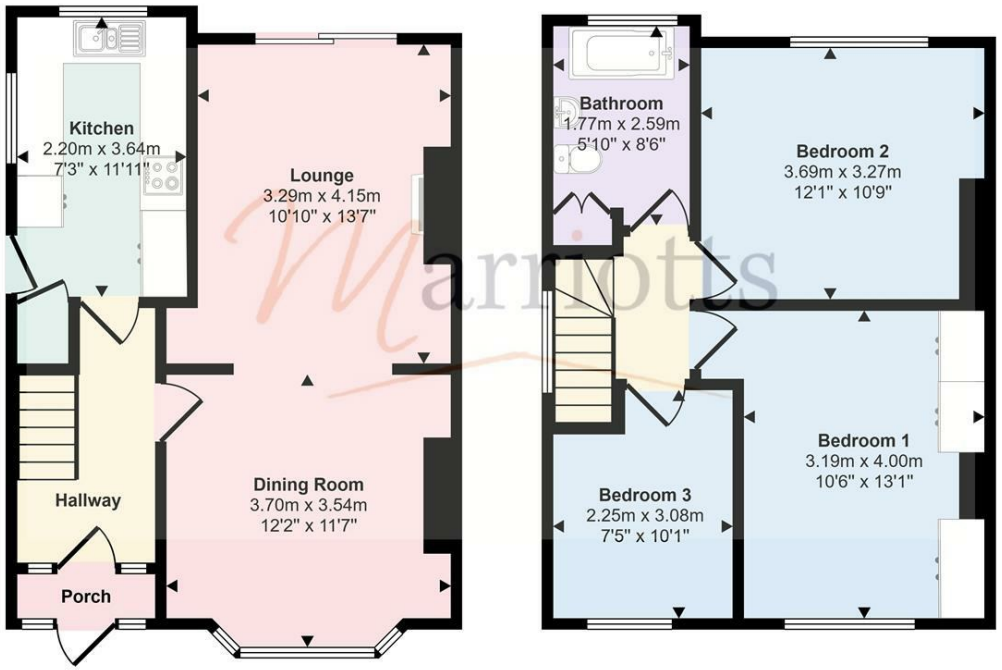


TENURE: Freehold
COUNCIL TAX: Nottingham City Council - Band
PROPERTY CONSTRUCTION: Solid Brick
ANY RIGHTS OF WAY AFFECTING PROPERTY: no
CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: no
FLOOD RISK: very low
ASBESTOS PRESENT: n/k
ANY KNOWN EXTERNAL FACTORS: n/k
LOCATION OF BOILER: bathroom
UTILITIES - mains gas, electric, water and sewerage.
MAINS GAS PROVIDER:
MAINS ELECTRICITY PROVIDER:
MAINS WATER PROVIDER: Severn Trent
MAINS SEWERAGE PROVIDER: Severn Trent
WATER METER: yes
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: not available.
ACCESS AND SAFETY INFORMATION: stepped front and rear access





Approx Gross Internal Area
86 sq m / 926 sq ft



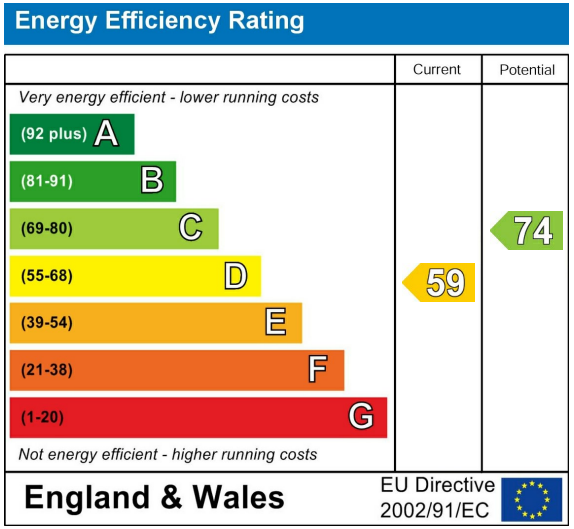
Ground Floor
Approx 44 sq m / 470 sq ft

First Floor
Approx 42 sq m / 456 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.







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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