



**Burlington Road
Sherwood, Nottingham NG5 2GS**

Guide Price £475,000 Freehold

A SUBSTANTIAL VICTORIAN HOME WITH
ORIGINAL PERIOD FEATURES



GUIDE PRICE £475,000 - £500,000

A substantial Victorian residence set on one of Sherwood's most sought-after roads, offering generous accommodation across two floors with retained period character throughout. Situated within easy reach of Sherwood's thriving high street, with its independent cafés, bars, bakeries and boutique shops, as well as excellent transport links into Nottingham City Centre.

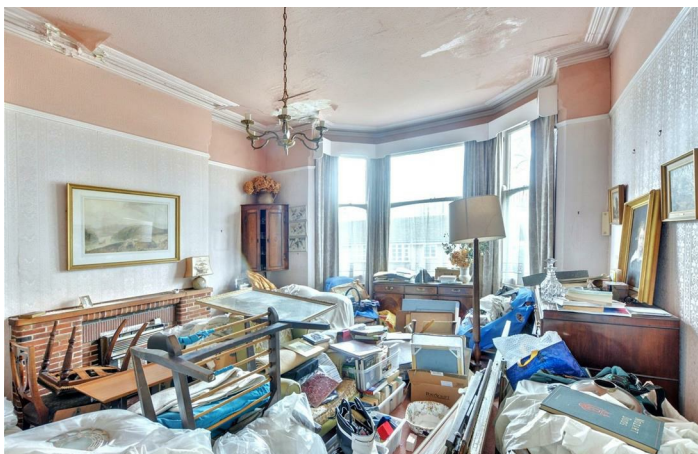
The property is positioned on a spacious plot with off-street parking and a generous garage with rear access, along with a private courtyard-style garden. Internally, the home features original Minton tiled floors, sash windows, fireplaces, coving, picture rails and leaded glazing, creating warmth and architectural charm.

A welcoming entrance hallway leads to two large reception rooms with bay windows and interconnecting bi-fold doors, creating flexible living and entertaining space. There is also a ground floor bathroom, kitchen and separate kitchen/breakfast room, along with access to a useful two-room cellar.

To the first floor, there are three double bedrooms, a family bathroom, separate WC and a first-floor kitchen and living area — ideal for multi-generational living, independent workspace, guest accommodation or reconfiguration to create additional bedrooms or bathrooms (subject to layout preferences).

Outside, there is a private, enclosed rear garden, garage with access from Perry Road, brick-built storage and an external WC.

A rare opportunity to secure a large Victorian home in a highly desirable Sherwood position, offering scale, originality and future potential.



Entrance Storm Porch

Open storm porch to the front elevation with Minton tiled flooring with glazed feature leaded door leading to the inner entrance hallway.

Inner Entrance Hallway

27'3 x 6'11 approx (8.31m x 2.11m approx)

Staircase leading to the first floor landing, coving to the ceiling, feature stained glass leaded window to the front elevation, Minton tiled flooring, picture rail, dado rail, stairs leading to the cellar, panelled doors leading off to:

Living Room

16'5 x 18'3 approx (5.00m x 5.56m approx)

Sash bay window to the front elevation, coving to the ceiling, ceiling light point, feature fireplace incorporating wooden and tiled hearth and surround with four bar gas fire, wall light points, bi-folding doors leading through to the second reception dining room.

Dining Room

15'03 x 14'01 approx (4.65m x 4.29m approx)

Feature leaded bay window to the rear elevation, door providing access to the rear garden, feature circular leaded window, ceiling light point, coving to the ceiling, picture rail, gas fire with tiled hearth and surround, bi-folding doors leading to the living room, internal door leading to the entrance hallway.

Inner Lobby

4'11 x 4' approx (1.50m x 1.22m approx)

Ceiling light point, coat hooks, door to the groundfloor bathroom.

Ground Floor Bathroom

8'05 x 5'01 approx (2.57m x 1.55m approx)

Panelled bath with hot and cold tap over, low level flush WC, wall hung vanity wash hand basin, tiled splashbacks, ceiling light point, wall mounted heater.

Kitchen Breakfast Area

13'01 x 13'04 approx (3.99m x 4.06m approx)

Sash windows either side of a feature chimney breast, ceiling light point, quarry tile flooring, doorway leading through to the kitchen.

Kitchen

8'8 x 12'11 approx (2.64m x 3.94m approx)

Sash window to the side elevation, glazed door providing access to the rear garden, a range of wall and base units incorporating laminate worksurfaces over, double stainless steel sink with swan neck mixer tap over, space and plumbing for an automatic washing machine, space and point for a freestanding tumble dryer, space and point for a freestanding gas cooker, part tiling to the walls, tiling to the floor, ceiling light point, additional wall mounted cupboards.

Cellar

20'5 x 15'08 approx (6.22m x 4.78m approx)

Divided into two separate compartments with light, housing the gas meter point, electrical consumer unit and providing further storage.

First Floor Landing

Ceiling light point, wall light points, panelled doors leading off to:

Family Bathroom

10'02 x 6' approx (3.10m x 1.83m approx)

Three piece suite comprising panelled bath with mixer shower attachment over, bidet, pedestal wash hand basin, window to the side elevation, airing cupboard housing gas central heating Worcester Bosch boiler, wall light point, ceiling light point.

Separate WC

6'08 x 2'11 approx (2.03m x 0.89m approx)

Window to the side elevation, tiled splashbacks, low level flush WC, ceiling light point.

Bedroom One

14'05 x 16'06 approx (4.39m x 5.03m approx)

Sash bay window to the front elevation, ceiling light point, coving to the ceiling, picture rail, feature brick fireplace with gas fire.

Bedroom Two

14'01 x 15' approx (4.29m x 4.57m approx)

Windows to the side and rear elevations, wall mounted radiator, ceiling light point, coving to the ceiling, picture rail, wall light points.

Bedroom Three

10'10 x 8'08 approx (3.30m x 2.64m approx)

French doors leading to the front balcony, ceiling light point, wall light point, picture rail, wall mounted radiator.

First Floor Kitchen

10'5 x 8'1 approx (3.18m x 2.46m approx)

Window to the side elevation, a range of matching wall and base units incorporating laminate worksurfaces over, stainless steel sink with separate hot and cold taps over, tiled splashbacks, space and point for a freestanding cooker, space and point for a freestanding fridge freezer, ceiling light point.

First Floor Living Area

8'09 x 16'09 approx (2.67m x 5.11m approx)

Bay window to the rear elevation, window to the side elevation, coving to the ceiling, ceiling light point, wall mounted radiator, tiled fireplace with four bar gas fire, panelled door leading to the rear lobby.

Rear Lobby and Staircase

4' x 12'02 approx (1.22m x 3.71m approx)

Staircase leading to the ground floor, secure rear access, window to the side elevation, ceiling light point, panelled door leading to the storage cupboard.

Storage Cupboard

9'04 x 6'02 approx (2.84m x 1.88m approx)

Windows to the side elevation, light.

Outside

The property sits on a spacious plot with driveway to the front elevation, secure gated access to the enclosed private courtyard style rear garden, paved patio area, walls to the boundaries, shrubs and trees planted to the borders, brick-built store, external WC and further storage.

Garage

9'04 x 25'7 approx (2.84m x 7.80m approx)

With light, power and double gated doors providing access to Perry Road.

Agents Notes: Additional Information

Council Tax Band: E

Local Authority: Nottingham

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 11mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

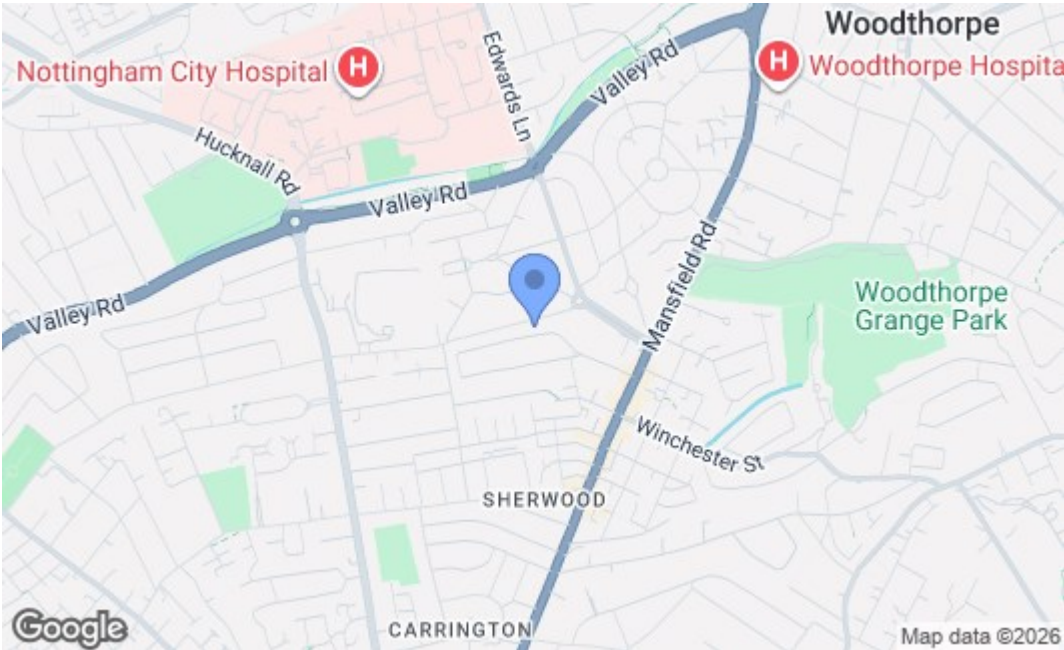
Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		75
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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.