



28 Larwood Grove, Sherwood, NG5 3JD

Offers Over £375,000



Marriotts



28 Larwood Grove Sherwood, NG5 3JD

- Four bedrooms
- Hallway + downstairs toilet
- Lounge & separate dining room
- Cul-de-sac location
- Modern kitchen with appliances
- Good sized plot

A well-presented and maintained four bedroom detached house in a popular cul-de-sac just off Edwards Lane and directly opposite the City Hospital. Downstairs toilet, full-length living room, separate dining room and modern breakfast kitchen, for sale with NO UPWARD CHAIN!



Offers Over £375,000



Overview

Nestled in the desirable cul-de-sac of Larwood Grove, Sherwood, this splendid detached house offers a perfect blend of comfort and convenience. With four spacious bedrooms, this property is ideal for families seeking a welcoming home.

The entrance hall greets you with a modern downstairs toilet. The full-length living room is a delightful space, bathed in natural light and featuring double doors that open out to the rear garden, creating a seamless connection between indoor and outdoor living. The separate dining room, also with double doors to the garden, provides an excellent setting for family meals and entertaining. The modern fitted kitchen has plenty of storage and is equipped with a built-in oven and hob.

The property is set on a lovely mature plot, with garage, carport and ample driveway, ensuring convenient parking for all residents.

Situated just off the ring road, this home boasts an enviable location with the City Hospital conveniently located across the road. This makes it an excellent choice for those who value accessibility to essential services while enjoying the peace of a residential area.

In summary, this charming detached house on Larwood Grove presents an exceptional opportunity for those looking to settle in a family-friendly neighbourhood with ample space and modern amenities. Don't miss the chance to make this delightful property your new home.

Entrance Hallway

With UPVC front entrance door, radiator, stairs to the first floor landing and doors to the kitchen, living room and downstairs toilet.

Downstairs Toilet

This suite consists of a dual flush toilet and a corner wash basin with full-height tiled surround and a matching tiled floor. Radiator, downlight and UPVC double-glazed front window.

Living Room

Living flame coal effect gas fire with raised hearth and stone surrounded with canopy. UPVC double-glazed bow window to the front, radiator and UPVC double-glazed double doors leading out to the rear garden.

Dining Room

With wood style laminate flooring, radiator, ceiling downlights and UPVC double glazed double doors leading out to the garden.

Kitchen

A range of wall and base units with soft closed doors and drawers and granite effect worktops, with an inset one and a half bowl stainless steel sink unit and and drainer and concealed work surface downlights. Appliances consist of an integrated electric brushed steel trim oven, a four-ring gas hob, matching extracted canopy with brushed steel splashback. Housing and plumbing for a washing machine, housing for an upright fridge freezer, ceiling downlights, tiled floor, radiator and an under-stair cloaks cupboard. UPVC double-glazed front window and UPVC double-glazed side door.

First Floor Landing

Radiator and airing cupboard housing the Main combination gas boiler.

Bedroom 1

Built-in four-door wardrobe with matching free-standing bedside cabinets, recessed fully-tiled shower cubicle with electric shower, separate large built-in over-stair wardrobe, UPVC double-glazed front window and radiator.

Bedroom 2

Built-in four-door wardrobe, separate built-in wardrobe UPVC double-glazed front window and radiator.

Bedroom 3

Built-in three-door wardrobe, UPVC double-glazed rear window and radiator.

Bedroom 4

Built-in shelved cupboard, UPVC double glazed rear window and radiator.

Bathroom

With fully tiled walls and floor and the suite consists of a bath with a matching tiled panel, a glass screen and a shower attachment. dual flush toilet, semi-pedestal washbasin, chrome ladder towel, downlights, and UPVC double-glazed rear window.

Outside

There is a lawned front garden with established flower borders, an ample concrete driveway providing off-street parking and a locking side door leading to a covered passage, with access to the garage and rear garden. The garage is brick-built, with light, power and up and over door and an adjoining carport. To the rear is a paved patio, halogen security light and shaped lawn with a further timber frame pergola covered seating area. Steps lead down to a further lower garden area leading to the boundary fence with conifer screening.

Material Information

TENURE: Freehold

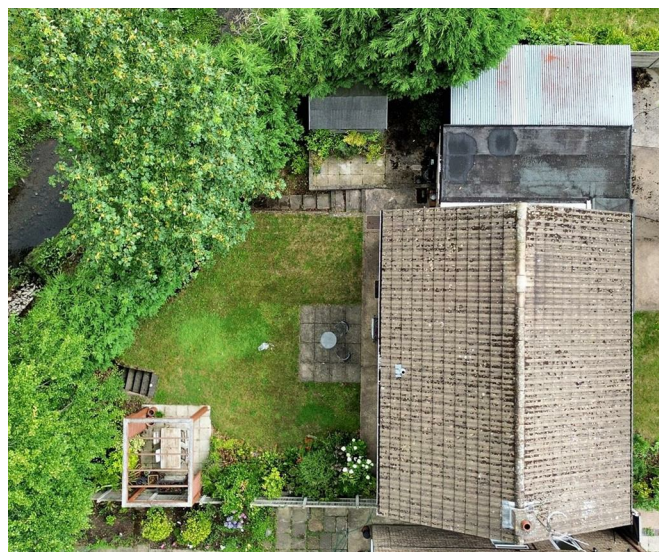
COUNCIL TAX: Nottingham City - Band D

PROPERTY CONSTRUCTION: cavity brick

ANY RIGHTS OF WAY AFFECTING PROPERTY: no

CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: no

FLOOD RISK: low



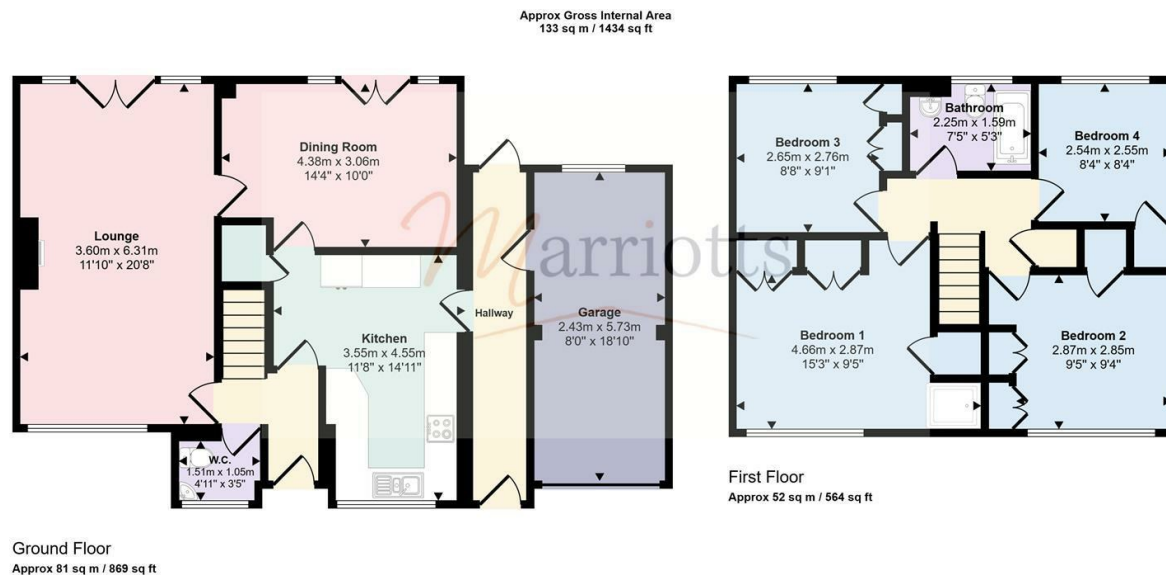




ASBESTOS PRESENT: n/k
 ANY KNOWN EXTERNAL FACTORS: n/k
 LOCATION OF BOILER: landing cupboard
 UTILITIES - mains gas, electric, water and sewerage.
 MAINS GAS PROVIDER:
 MAINS ELECTRICITY PROVIDER:
 MAINS WATER PROVIDER: Severn Trent
 MAINS SEWERAGE PROVIDER: Severn Trent
 WATER METER: yes
 BROADBAND 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: level front and rear access





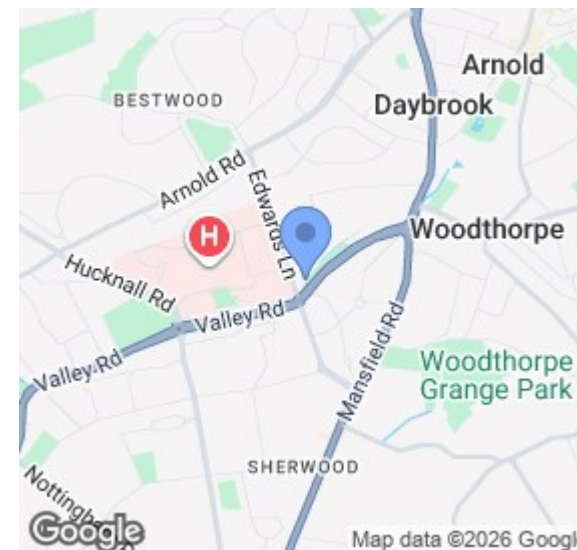


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	68
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Please contact us on **0115 953 6644** should you wish to arrange to view this property or if you require any further information.

1. We believe these particulars, including the text, photographs and floorplans to be accurate. They are for general guidance only and do not constitute any part of an offer or contract. Measurements are approximate. The property's services, appliances, heating installations, plumbing and electrical systems have not been tested and intending purchasers are advised to make their own independent enquiries and inspections.
2. No person in the employment of Marriotts has the authority to make or give any representation or warranty in respect of the property, and they assume no responsibility for any statement made in these particulars.
3. No responsibility can be accepted for any expense or loss incurred before, during or after a property viewing arranged by Marriotts.
4. Money Laundering - Marriotts are required by law to ask any prospective purchaser proceeding with a purchase to provide us with verification of identification and proof of address. We are also required to obtain proof of funds and provide evidence of where the funds originated from.
5. Third-party referral arrangements - with the intent to assist our clients with their move we have established professional relationships with trusted suppliers. Where Marriotts refer a client we receive a referral commission in some instances: MAB - £300. TG Surveyors - £75 (Inc Vat).

41 Plains Road, Mapperley, Nottingham, NG3 5JU
 0115 953 6644
 sales@marriotts.net

www.*Marriotts*.net

