



**Watcombe Circus**  
**Sherwood, Nottingham NG5 2DU**

**FIVE BEDROOM DETACHED FAMILY  
PROPERTY**

**Asking Price £375,000 Freehold**





Robert Ellis Estate Agents are proud to present this substantial FIVE BEDROOM DETACHED FAMILY HOME, ideally positioned on one of Sherwood's most sought-after roads – Watcombe Circus.

This impressive period property offers a rare opportunity for buyers looking to create their dream home. With three spacious reception rooms, a cellar, and generous accommodation over multiple floors, the property is bursting with potential and is offered to the market with no upward chain – making it ideal for those seeking a renovation project in a prime residential location.

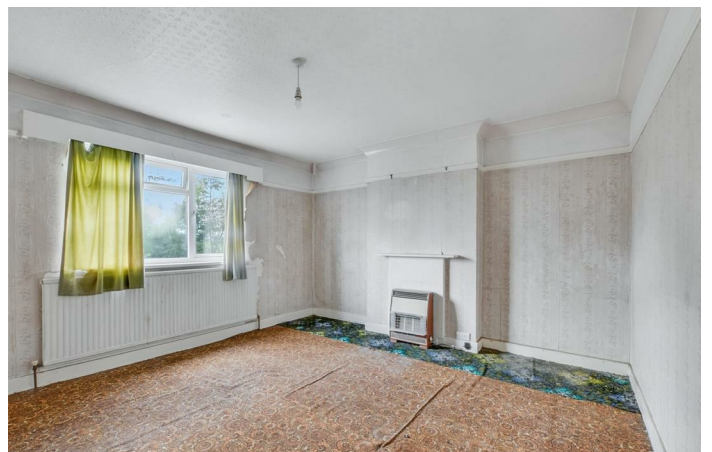
To the ground floor, an inviting entrance hallway leads to three versatile reception rooms – perfect for family living, formal dining, or home working – along with a kitchen that offers ample scope for extension or redesign. Period features and high ceilings throughout add character and charm.

The first floor offers five bedrooms, providing flexible space for a growing family, dressing room, office, or guest accommodation. There is also a family bathroom and separate W/C.

Outside, the property benefits from a driveway and integral garage, with an enclosed rear garden providing privacy and potential for landscaping or outdoor entertaining.

Perfectly located in the heart of Sherwood, just a short walk from the area's vibrant high street, with its mix of independent shops, cafes, restaurants and excellent transport links into Nottingham City Centre. Highly regarded schools and parks are also within easy reach, making this an ideal choice for families.

Viewing is highly recommended to fully appreciate the size, scope, and charm of this wonderful home. Selling with NO UPWARD CHAIN.



### Entrance Hallway

16' x 7'5 approx (4.88m x 2.26m approx)

Door to the front, stairs to the first floor, radiator, ceiling light point, coving, understairs leading to the cellar and panelled door to the garage.

### Cellar

5'11 x 9'2 approx (1.80m x 2.79m approx)

With a light and shelving for storage.

### Living Room

13'8 x 14'7 approx (4.17m x 4.45m approx)

UPVC double glazed bay window to the front, radiator, ceiling light point, coving.

### Dining Room

13'7 x 13'3 approx (4.14m x 4.04m approx)

Radiator, coving, ceiling light point, five bar gas fire, original leaded windows to the rear lean-to.

### Lean-to

7'2 x 14'1 approx (2.18m x 4.29m approx)

Windows to the side and rear with crittall doors to the enclosed rear garden.

### Breakfast Room

9'1 x 10'6 approx (2.77m x 3.20m approx)

Windows to the rear, radiator, four bar gas fire, coving, ceiling light point and panelled door to:

### Kitchen

6'2 x 12'1 approx (1.88m x 3.68m approx)

Stainless steel sink with a hot and cold tap over, windows to the side and rear, ceiling light point, entrance door, pantry providing useful additional storage, space and point for a free standing gas cooker, space and plumbing for an automatic washing machine.

### First Floor Landing

Ceiling light point, picture rail, panelled doors to:

### Bedroom 1

13'9 x 14'4 approx (4.19m x 4.37m approx)

UPVC double glazed sectional bay window to the front, radiator, ceiling light point, coving.

### Bedroom 2

13'8 x 13' approx (4.17m x 3.96m approx)

UPVC double glazed window to the rear, radiator, ceiling light point, coving, dado rail, three bar gas fire.

### Bedroom 3

9'9 x 10'5 approx (2.97m x 3.18m approx)

UPVC double glazed window to the rear, radiator, ceiling light point, picture rail.

### Bedroom 4

10'6 x 9'1 approx (3.20m x 2.77m approx)

Window to the front, radiator, ceiling light point, coving.

### Bedroom 5

8'4 x 7'3 approx (2.54m x 2.21m approx)

Window to the front, stainless steel sink with hot and cold taps, space and point for a gas cooker, ceiling light point and shelving for additional storage. This room is currently being used as a kitchenette, however would make an ideal bedroom, subject to a buyers needs and requirements.

### Bathroom

9'9 x 6' approx (2.97m x 1.83m approx)

UPVC double glazed window to the rear, walk-in shower with Mira shower over, pedestal wash hand basin, double radiator, tiled splashbacks, ceiling light point, airing/storage cupboard housing the hot water cylinder.

### Separate w.c.

3'4 x 4'11 approx (1.02m x 1.50m approx)

Window to the side, low flush w.c., ceiling light point.

### Outside

Secure gated access to the front, outside w.c. and an enclosed, mature tiered garden.

### Garage

9'5 x 14'7 approx (2.87m x 4.45m approx)

Double doors to the front, electrical consumer unit with electric meter points, ceiling light points and shelving for additional storage space.

### Council Tax

Nottingham Council Band D

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 16mbps Superfast 80mbps Ultrafast 1800mbps

Phone Signal – 02, Three, Vodafone, EE

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

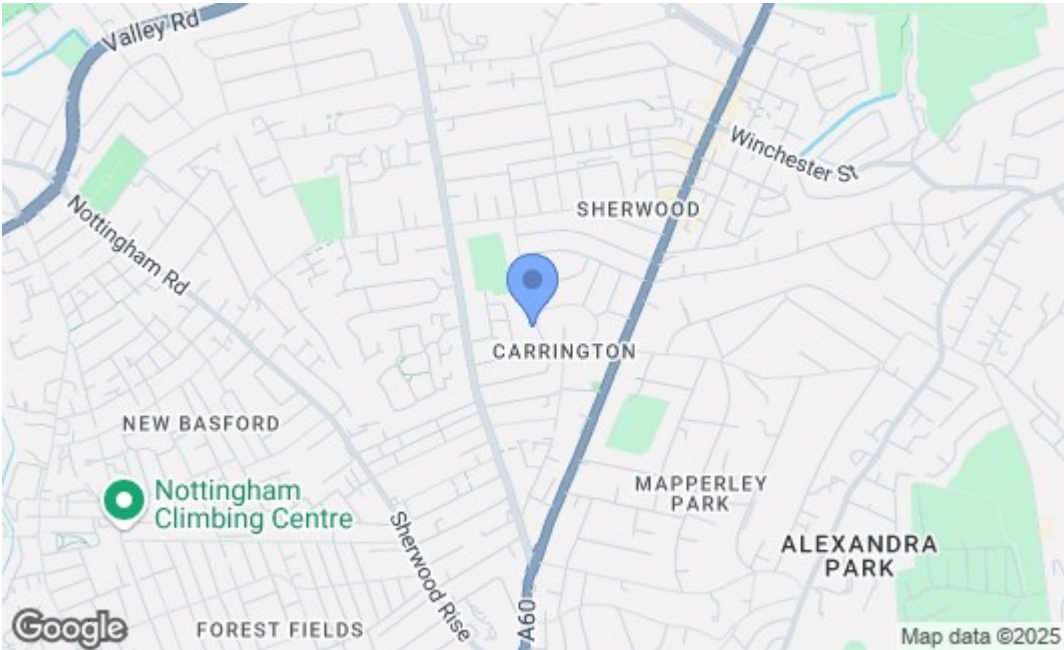
Non-Standard Construction – No

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		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.