Robert Ellis

look no further...

Sherwood Rise,
New Basford, Nottingham
NG7 6JE

£230,000 Freehold

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ROBERT ELLIS ESTATE AGENTS are delighted to bring to the market this WELL-PRESENTED AND SPACIOUS FOUR BEDROOM SEMI-DETACHED HOME, ideally situated in a PRIME LOCATION with excellent access to local schools, shops, parks, and transport links into Nottingham City Centre.

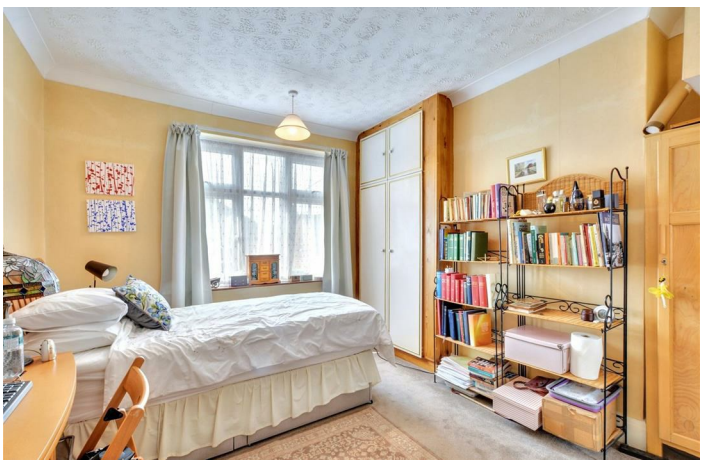
This charming property offers well-planned accommodation across three floors and is perfectly suited to growing families or professionals seeking versatile living space in a popular residential area.

The ground floor comprises TWO GENEROUS RECEPTION ROOMS filled with natural light, with a bay window to the front and French doors opening onto the PRIVATE REAR GARDEN. There is also a convenient GROUND FLOOR W/C and a stylishly EXTENDED KITCHEN offering ample storage and worktop space, along with integrated appliances.

Upstairs, the first floor hosts THREE GOOD-SIZED BEDROOMS, a MODERN FAMILY BATHROOM and a separate W/C. A standout feature of the home is the CONVERTED LOFT, creating a fantastic FOURTH BEDROOM that works perfectly as a master suite or guest room.

Further benefits include GAS CENTRAL HEATING, DOUBLE GLAZING, and nearby on-street parking.

With its blend of CHARACTER, SPACE, and LOCATION, this home offers a wonderful opportunity. VIEWING HIGHLY RECOMMENDED – contact Robert Ellis today to arrange your appointment!



Entrance Porch
2'7 x 6'8 approx (0.79m x 2.03m approx)
UPVC double glazed French doors to the front, quarry tiled floor, internal leaded and stained glass door to:

Entrance Hallway
Original feature stained glass leaded door to the front with panels either side and above, laminate flooring, stairs to the first floor, ceiling light point, radiator, understairs cupboard providing useful additional storge space and panelled doors to:

Dining Room
11'2 x 13'2 approx (3.40m x 4.01m approx)
Double glazed stained glass leaded bay window to the front, coving, ceiling light point, picture rail, radiator, parquet flooring.

Living Room
11'3 x 14'11 approx (3.43m x 4.55m approx)
UPVC double glazed French doors to the rear garden, ceiling light point, coving, feature fireplace incorporating Adam style surround with tiled hearth and back panel incorporating an open fire, built-in shelving to chimney recess, stripped wood flooring, radiator.

Fitted Kitchen
13'1 x 7' approx (3.99m x 2.13m approx)
This extended kitchen benefits from having a range of matching wall and base units incorporating a laminate work surface over, 1½ bowl stainless steel sink with mixer tap, space and point for a free standing gas cooker, tiled floor, tiled splashbacks, space and point for free standing fridge freezer, plumbing for an automatic washing machine, ample storage cabinets, UPVC double glazed windows to the side and rear, wall mounted Worcester Bosch combi boiler, radiator.

Cloaks/w.c.
3'9 x 3' approx (1.14m x 0.91m approx)
Low flush w.c., vanity wash hand basin with tiled splashbacks, UPVC double glazed window to the side, ceiling light point, electrical consumer unit, understairs storage with shelving.

First Floor Landing
Stained glass leaded window to the side, ceiling light point, panelled doors to:

Bedroom 2
10'11 x 12'3 approx (3.33m x 3.73m approx)
UPVC double glazed window to the rear, ceiling light point, coving, wall mounted radiator, built-in wardrobes.

Bedroom 3
10'1 x 11'3 approx (3.07m x 3.43m approx)
Leaded stained glass bay window to the front, laminate flooring, ceiling light point, coving, understairs storage space.

Bedroom 4
7'9 x 6'10 approx (2.36m x 2.08m approx)
Leaded double glazed stained glass window to the front, ceiling light point, coving, radiator, built-in wardrobes.

Bathroom
6'11 x 5'5 approx (2.11m x 1.65m approx)
UPVC double glazed window to the rear, panelled bath with electric Triton shower over, pedestal wash hand basin, storage cupboard, chrome heated towel rail, tiled splashbacks, parquet flooring, ceiling light point.

Separate w.c.
4'2 x 2'6 approx (1.27m x 0.76m approx)
UPVC double glazed window to the side, low flush w.c., ceiling light point, tiled splashbacks, parquet flooring.

Second Floor Landing
Ceiling light point and panelled door to:

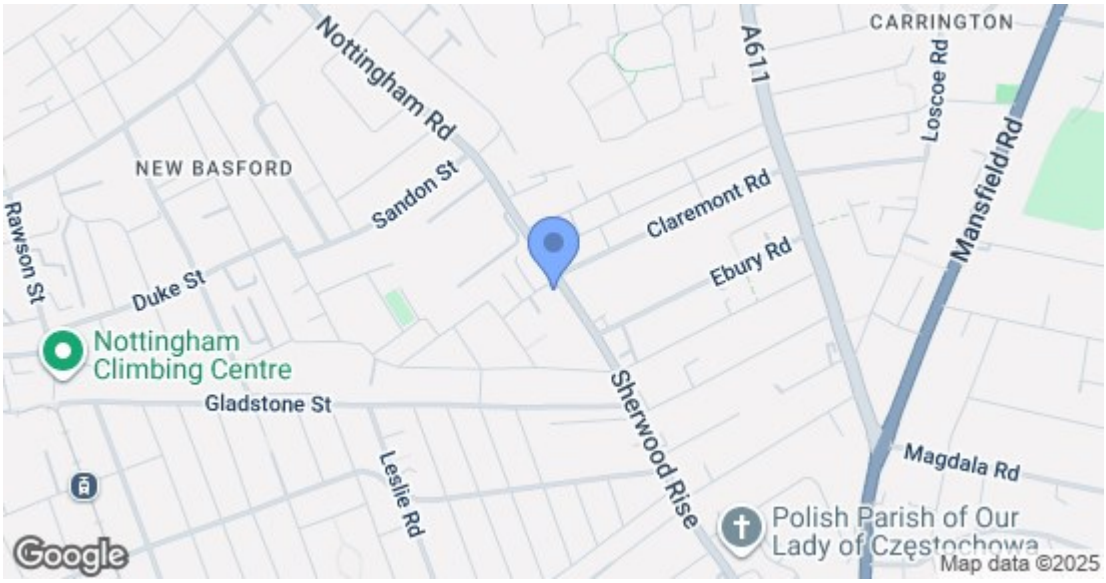
Bedroom 1
19' max x 11'9 max (5.79m max x 3.58m max)
UPVC double glazed dormer window to the rear, ceiling light point, stripped wood flooring, storage cupboards providing access to eaves for further storage.

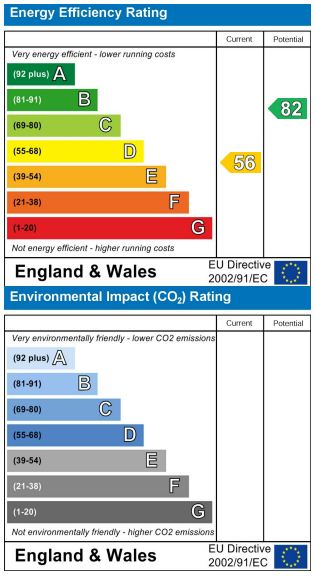
Outside
To the front of the property there is a garden laid to lawn with wall to the boundary, secure gated access leading to the pathway and front entrance door, mature shrubs planted to the borders.

To the rear there is an enclosed garden laid mainly to lawn, fencing to the boundaries, paved patio area, mature shrubs and trees planted to the borders. Secure gated access to the front, outside tap, external lighting and power.

Council Tax
Nottingham Council Band B

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 18mbps Superfast 80mbps Ultrafast 1800mbps
Phone Signal – 02, EE, Three, Vodafone
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





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.

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