Robert Ellis

look no further. . .

Henley Rise
Sherwood, Nottingham NG5 1FQ

A NEWLY MODERNISED THREE BEDROOM, SEMI DETACHED FAMILY HOME SITUATED IN SHERWOOD, NOTTINGHAM.

Guide Price £290,000 - £300,000 Freehold

** GUIDE PRICE £270,000 - £280,000 ** NEWLY RENOVATED HOME **

Robert Ellis Estate Agents are delighted to present to the market this HIGH QUALITY THREE BEDROOM, SEMI DETACHED FAMILY HOME situated in SHERWOOD, NOTTINGHAM.

The home has undergone a full renovation throughout, allowing prospective buyers to move in with ease.

The property is located within walking distance of Sainsburys supermarket, there are excellent transport links on Hucknall Road and Valley Road allowing access to Nottingham City centre and surrounding areas. A short drive away you will also find Sherwood's high street which offers a mixture of restaurants, bars and retail shops.

Upon entry, you are welcomed into the entrance porch, leading into the hallway. Off the hallway is the lounge, dining room, newly modernised kitchen with integrated appliances, lobby and downstairs toilet.

Stairs lead to landing, first double bedroom, second double bedroom, third bedroom, newly fitted bathroom and newly fitted separate WC.

The front of the property offers laid to lawn and gated access to a driveway for at least 3/4 cars, alongside an extended car port that offers access into the enclosed rear garden. The rear offers a patio area with steps down to the tiered garden with laid to lawn. Off the patio, you have another set of stairs that lead to the cellar which is split into 3/4 rooms.

A viewing is HIGHLY recommended to appreciate the SIZE and LOCATION of this great opportunity- Contact the office now to arrange your viewing!

Front of Property
To the front of the property there is a driveway providing off the road parking, laid to lawn garden and gated pathway to the front entrance.

Entrance Porch
3'4" x 5'9" approx (1.04 x 1.77 approx)
UPVC double glazed door leading into the entrance porch, UPVC double glazed windows.

Entrance Hallway
9'4" x 12'2" approx (2.87 x 3.72 approx)
Wooden framed single glazed opaque window, original floorboards, wall mounted radiator, built-in under the stairs storage cupboard (1.47 x 0.83 m approx.)

Lounge
11'8" x 11'10" approx (3.56 x 3.63 approx)
UPVC double glazed bay window to the front elevation, original floorboards, wall mounted radiator.

Dining Room
14'4" x 11'9" approx (4.38 x 3.60 approx)
UPVC double glazed window, original floorboards, wall mounted radiator.

Kitchen
9'3" x 11'4" approx (2.84 x 3.47 approx)
UPVC double glazed window to the rear elevation, vinyl flooring, partially tiled walls, a range of fitted wall and base units with worksurfaces above, stainless steel sink with dual heat tap, integrated oven, 4 ring electric hob with built-in extractor hood above, integrated dishwasher and washing machine, integrated fridge freezer, Baxi combination boiler.

Lobby
3'3" x 2'9" approx (1.00 x 0.85 approx)
Wooden framed single glazed opaque door, tiled flooring.

Ground Floor WC
4'6" x 2'9" approx (1.39 x 0.86 approx)
UPVC double glazed opaque window to the side elevation, concrete flooring, partially tiled walls, sink with dual heat tap and storage below, WC.

Cellar
21'5" x 22'10" approx (6.53 x 6.97 approx)
Split into 4 sections, gas meter point.

First Floor Landing
15'11" x 9'5" approx (4.86 x 2.88 approx)
UPVC double glazed window, wall mounted radiator, internal doors leading into bedroom 1, 2, 3, family bathroom and the separate WC.

Bedroom 1
9'8" x 14'5" approx (2.97 x 4.41 approx)
UPVC double glazed window, wall mounted radiator, fitted wardrobes with sliding doors (0.56 x 4.40 m approx.)

Bedroom 2
11'9" x 11'5" approx (3.59 x 3.50 approx)
UPVC double glazed window, original floorboards, wall mounted radiator.

Bedroom 3
6'9" x 9'5" approx (2.06 x 2.88 approx)
UPVC double glazed window, wall mounted radiator.

Family Bathroom
5'10" x 6'4" approx (1.79 x 1.94 approx)
Tiled flooring, partially tiled walls, wall mounted towel radiator, bath with dual heat tap, waterfall shower head above and handheld shower head, sink with dual heat tap.

Separate WC
5'1" x 2'7" approx (1.55 x 0.79 approx)
UPVC double glazed opaque window, WC.

Rear of Property
To the rear of the property there is an enclosed rear garden with a patio area with steps leading down to the tiered laid to lawn garden with a range of flowerbeds and shrubbery, there is also access from the patio area down to the cellar.

Garage
8'11" x 27'7" approx (2.73 x 8.43 approx)
Up and over garage door, wooden framed single glazed windows to the rear elevation, wooden door leading to the rear garden.

Agents Notes: Additional Information
Council Tax Band: B
Local Authority: Nottingham
Electricity: Mains supply
Water: Mains supply
Heating: Mains gas
Septic Tank : No
Broadband: BT, Sky, Virgin
Broadband Speed: Standard 20mbps Ultrafast 1000mbps
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

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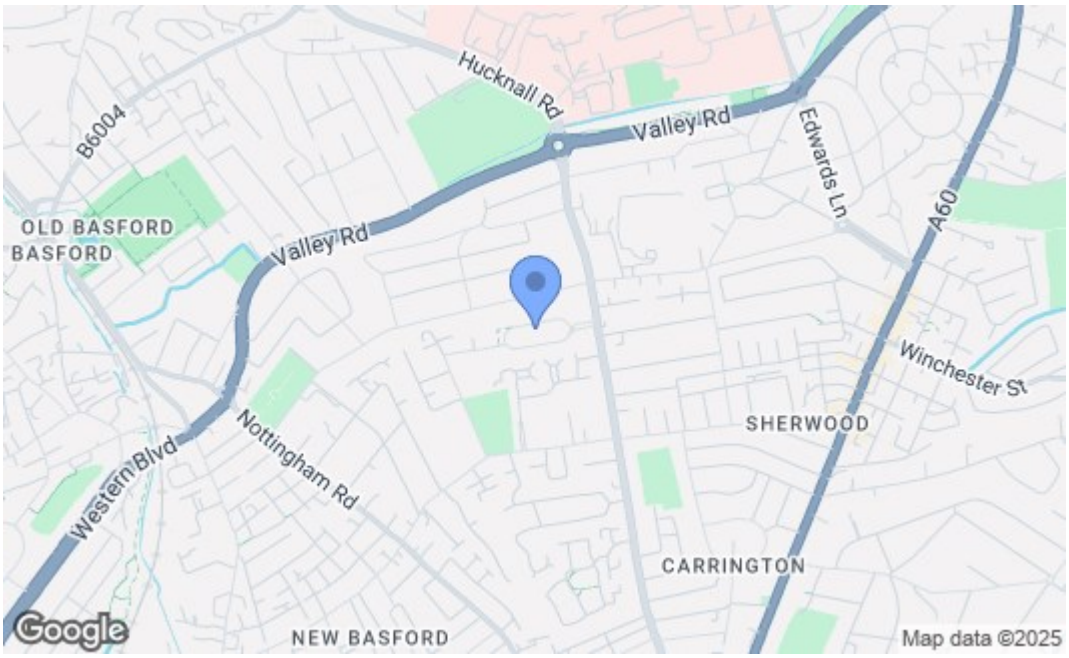

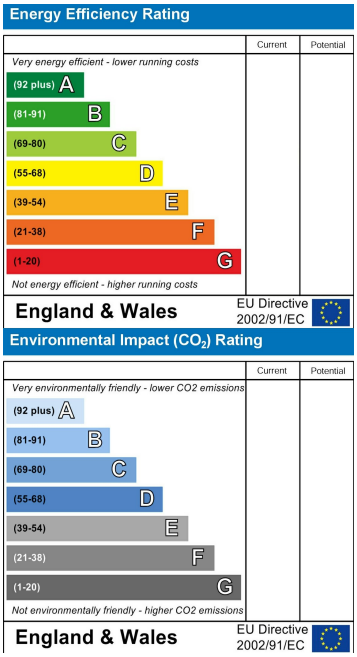

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

78 Front Street, Arnold, Nottinghamshire, NG5 7EJ
arnold@robertellis.co.uk
0115 648 5485