



**Bedale Road
Sherwood Dales, Nottingham NG5 3GJ**

£320,000 Freehold

A THREE-BEDROOM TRADITIONAL SEMI-
DETACHED FAMILY PROPERTY LOCATED
ON A GOOD-SIZED PLOT.



ROBERT ELLIS ESTATE AGENTS are pleased to present this SPACIOUS THREE BEDROOM SEMI-DETACHED FAMILY HOME, ideally positioned in a highly regarded residential location, offering generous living accommodation, excellent local amenities, and convenient access to schools and transport links into Nottingham City Centre and surrounding areas.

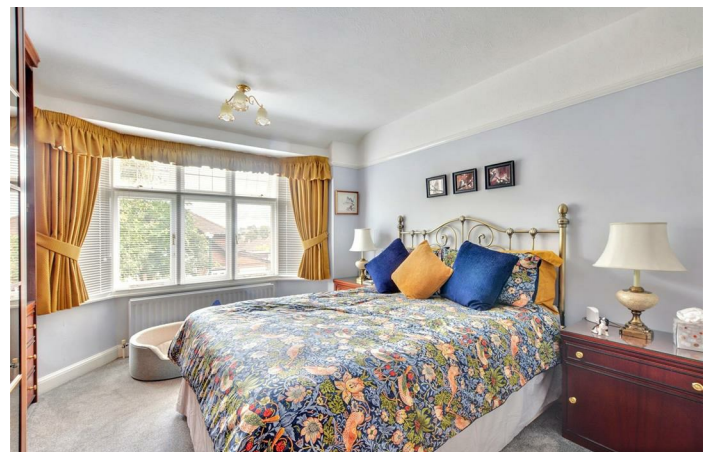
Internally, the property offers well-balanced living across two floors. The ground floor comprises a welcoming entrance hallway with understairs storage, a spacious LOUNGE with feature fireplace and views over the rear garden, and a separate DINING ROOM to the front—ideal for formal meals or entertaining guests. The KITCHEN is fitted with a range of modern units and worktops, with access through to a UTILITY ROOM, GROUND FLOOR W/C, and INTEGRAL GARAGE.

Upstairs, the property benefits from THREE WELL-PROPORTIONED BEDROOMS, including two large doubles with fitted wardrobes, and a versatile third bedroom—ideal for a nursery or home office. The FAMILY BATHROOM is a generous size and features a four-piece suite including a shower cubicle, W.C., wash hand basin set in vanity unit, and bidet.

Externally, the property sits on a LARGE FAMILY-SIZED PLOT, with a rear garden featuring a patio seating area and raised lawn surrounded by mature borders. A driveway to the front offers ample OFF-STREET PARKING and access to the GARAGE WITH POWER AND LIGHTING.

Located close to local shops, well-regarded schools, and excellent public transport routes, this home presents a fantastic opportunity for growing families.

VIEWING IS HIGHLY RECOMMENDED—contact Robert Ellis today to arrange your viewing!



Entrance Porch

2'11" x 6'11" approx (0.89m x 2.11m approx)

Glazed double doors to the front elevation, fixed panels either side, linoleum floor covering, internal glazed door leading to the entrance hallway.

Entrance Hallway

14' x 7'2" approx (4.27m x 2.18m approx)

Leading glazed door to the front elevation with fixed glazed leaded panels either side, carpeted staircase leading to the first floor landing, part panelling to the walls, wall mounted double radiator, ceiling light point, under stairs storage cupboard, plate rack, panelled doors leading off to:

Dining Room

11'1" x 12'6" approx (3.38m x 3.81m approx)

With a double glazed sectional bay window to the front elevation, dado rail, picture rail, feature fireplace incorporating wooden surround, tiled hearth and back panel, inset living flame gas fire.

Living Room

11'1" x 16'10" approx (3.38m x 5.13m approx)

Double glazed sectional bay window to the rear elevation looking out to the rear garden, wall mounted radiator, picture rail, dado rail, ceiling rose with ceiling light point, feature decoartave fireplace incorporating wooden surround and cast iron inset with tiled relief and hearth.

Kitchen

11'4" x 7'03" approx (3.45m x 2.21m approx)

With a range of matching wall and base units incorporating laminate worksurfaces over, 1 1/2 bowl stainless steel sink with mixer tap above, space and point for a freestanding gas cooker, extractor hood above, mosaic tiled splashbacks, double glazed bay window to the rear elevation, recessed spotlights to the ceiling, ample storage cabinets, display cabinets, understairs pantry providing further storage space with shelving, internal glazed door leading to the utility room.

Utility Room

9'11" x 10'10" approx (3.02m x 3.30m approx)

Double glazed door to the rear elevation with window to the rear, wall mounted radiator, ceiling light point, space and plumbing for an automatic washing machine, space and plumbing for a dishwasher, space and point for a freestanding fridge freezer, ideal gas central heating combination boiler providing hot water and central heating to the property, panelled door leading through to the ground floor WC.

Ground floor WC

2' x 3'09" approx (0.61m x 1.14m approx)

Window to the rear elevation, low level flush WC, tiled splashbacks, linoleum floor covering, ceiling light point.

Integrated Garage

14'8" x 9'11" approx (4.47m x 3.02m approx)

Double doors to the front elevation, ceiling light point, shelving for additional storage space, gas meter point.

First Floor Landing

Leaded double glazed oriel window to the side elevation, ceiling light point, picture rail, loft access hatch, panelled doors leading off to:

Family Bathroom

7'03" x 11'05" approx (2.21m x 3.48m approx)

Modern three piece suite comprising walk-in shower enclosure with rainwater shower head above, low level flush WC, bidet, vanity wash hand basin with storage cupboards below, double glazed bay window to the rear elevation, recessed spotlights to the ceiling, additional double glazed leaded window to the side elevation, wall mounted radiator, extractor fan.

Bedroom One

9'01" x 13'07" approx (2.77m x 4.14m approx)

Double glazed bay window to the front elevation, wall mounted double radiator, ceiling light point, picture rail, built-in wardrobes providing ample storage space.

Bedroom Two

10' x 11'07" approx (3.05m x 3.53m approx)

Double glazed window to the rear elevation, wall mounted radiator, ceiling light point, picture rail, built-in wardrobes providing ample storage space.

Bedroom Three

7'0" x 7'02" approx (2.13m x 2.18m approx)

Double glazed windows to the front and side elevations, ceiling light point, wall mounted radiator.

Outside

To the rear of the property there is a much larger than average enclosed garden being laid mainly to lawn with fencing to the boundaries with mature shrubs and trees planted to the borders, additional large paved patio area.

To the front of the property there is a block paved driveway providing ample off the road vehicle hardstanding, raised garden laid to lawn, stone wall to the boundaries, shrubs planted to the borders, pathway leading to the front entrance door.

Agents Notes: Additional Information

Council Tax Band: C

Local Authority: Nottingham

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 15mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

Flood Defences: No

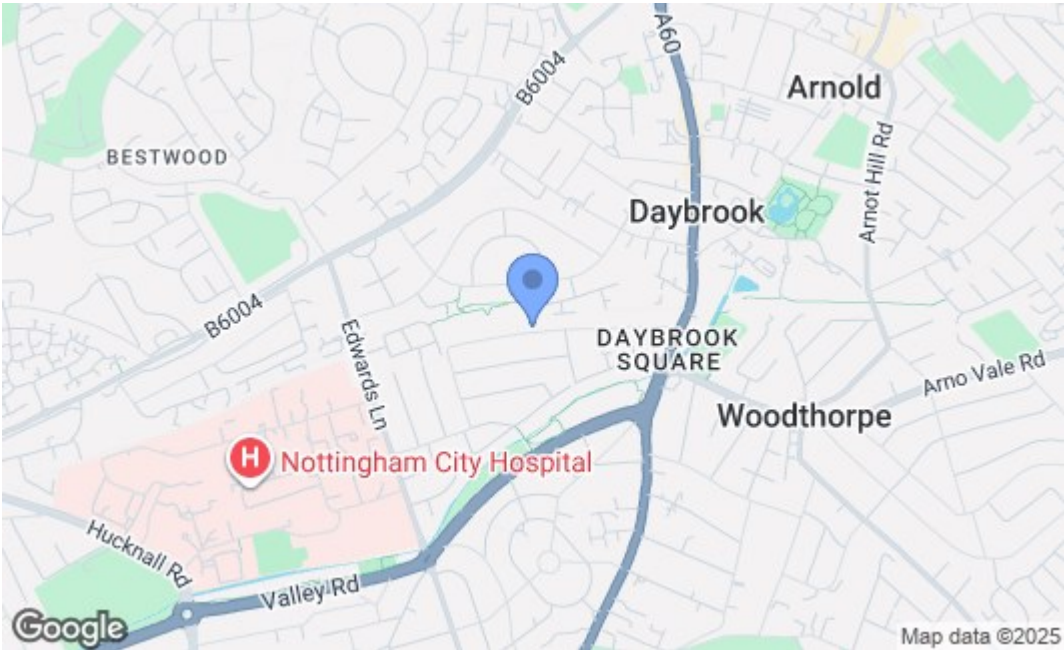
Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No



Robert Ellis
ESTATE AGENTS



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		
	59	80
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.