Robert Ellis

look no further...

Sherbrook Road
Daybrook, Nottingham NG5 6AL

A TWO BEDROOM SEMI-DETACHED
FAMILY PROPERTY

Asking Price £180,000 Freehold

Robert Ellis Estate Agents are delighted to bring to the market this fantastic TWO-BEDROOM, SEMI-DETACHED family home situated in the heart of Daybrook, Nottingham.

The property is located a stone's throw away from Arnold Town Centre accommodating local amenities, shops, and restaurants. Alongside this, it offers easily accessible transport links into Mapperley, Nottingham City Centre, and surrounding villages/towns. You have Redhill Academy and Richard Bonington Primary & Nursery within the area, making it ideal for growing families or First-time buyers.

Deriving the benefits of modern conveniences such as full Gas Central Heating, Full Double glazing, Bathrooms and Dining Kitchen.

Upon entry, you are greeted by the hallway which leads through to the Bay fronted lounge with a large UPVC DOUBLE GLAZED bay window, a modern refitted dining kitchen. The stairs lead to the landing, first DOUBLE bedroom, second DOUBLE bedroom and family bathroom accessed from the landing. The property sits on a good-sized plot with a good-sized garden to the rear.

A viewing is HIGHLY RECOMMENDED to appreciate the SIZE, LOCATION and SPECIFICATION of this property- Contact the office before it is too late!

Entrance Hallway
UPVC double glazed door to the front, stairs to the first floor, laminate flooring, meter cabinet and internal glazed door to:

Living Room
15'11 x 11'6 approx (4.85m x 3.51m approx)
UPVC double glazed bay window to the front, ceiling light point, wall mounted radiator, laminate flooring, understairs cupboard providing useful additional storage and internal glazed door to:

Dining Kitchen
7'10 x 14'7 approx (2.39m x 4.45m approx)
This open plan dining kitchen benefits from having a range of matching modern wall and base units incorporating laminate work surface over, 1½ bowl stainless steel sink with swan neck mixer tap above, integrated oven, five ring gas hob with extractor hood over, wall mounted gas central heating combination boiler, space and plumbing for an automatic washing machine, space and point for a free standing fridge freezer, tiled splashbacks, UPVC double glazed window to the rear and UPVC double glazed door to the rear garden, ceiling light point, laminate flooring and ample space for a dining table.

First Floor Landing
Ceiling light point, UPVC double glazed window to the side and panelled doors to:

Bedroom 1
11'6 x 11'6 approx (3.51m x 3.51m approx)
UPVC double glazed window to the front, ceiling light point, wall mounted radiator, built-in overstairs storage cupboard.

Bedroom 2
9'6 x 11' approx (2.90m x 3.35m approx)
UPVC double glazed window to the rear, wall mounted radiator, ceiling light point, loft access hatch with ladder providing access to additional storage.

Bathroom
7'10 x 5' approx (2.39m x 1.52m approx)
Three piece suite comprising of a panelled bath with electric shower over, pedestal wash hand basin, low flush w.c., tiling the walls, laminate flooring, chrome heated towel rail, recessed spotlights to the ceiling.

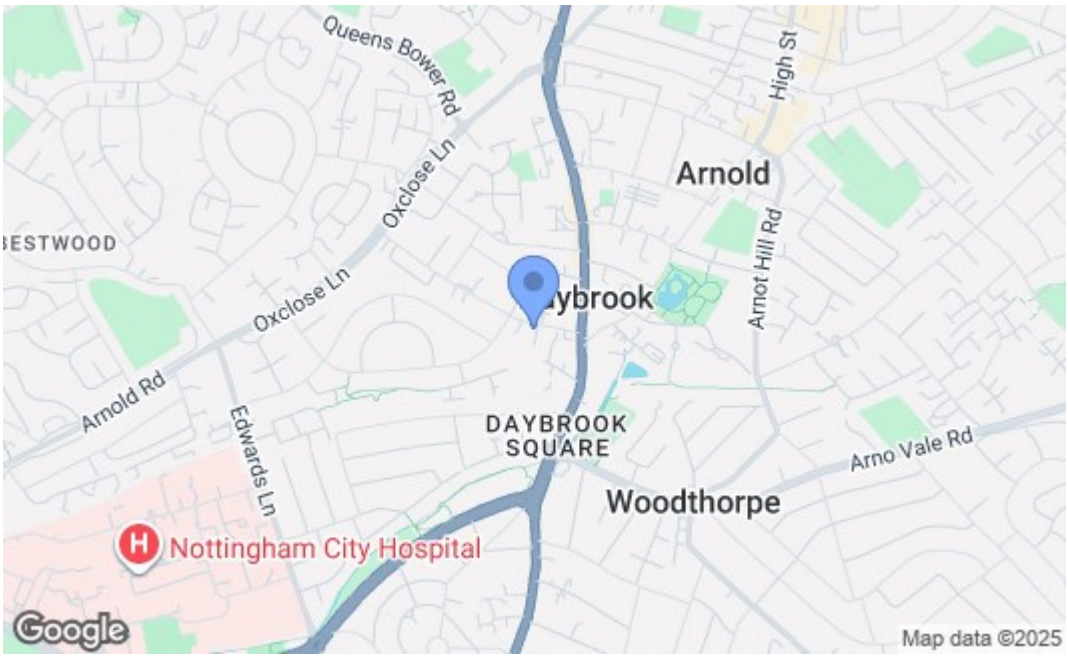
Outside
To the front of the property there is a low maintenance paved garden with stone wall to the front boundary and pathway to the front entrance door. To the rear there is a good size enclosed garden incorporating fencing to the boundaries, garden laid to lawn, large raised decked area and additional brick built store.

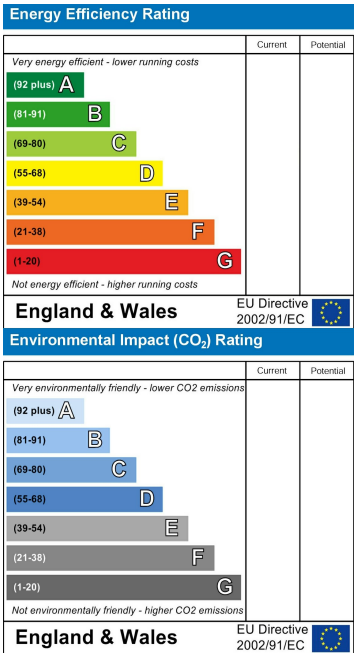
Brick Store 1
5'1 x 2'11 approx (1.55m x 0.89m approx)
Offering useful additional storage.

Brick Store 2
4'10 x 2'6 approx (1.47m x 0.76m approx)
Offering additional storage.

Council Tax
Gedling Borough Council Band A

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky
Broadband Speed - Standard 17mbps Superfast 80mbps Ultrafast 1000mbps
Phone Signal – EE, 02, Vodafone, Three
Sewage – Mains supply
Flood Risk – No, surface water very low
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.

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