Robert Ellis

look no further...

Sherbrook Avenue
Daybrook, Nottingham NG5 6AN

A STUNNING TWO BEDROOM SEMI DETACHED FAMILY HOME!

Guide Price £280,000 Freehold

0115 648 5485

/robertellisestateagent

@robertellisea

A stunning and beautifully finished semi-detached property, this must-view home is tucked away in a quiet cul-de-sac yet perfectly positioned for easy access to the excellent amenities of Daybrook and Arnold. Thoughtfully extended and upgraded throughout, it offers modern living with a spacious and inviting layout.

The ground floor is centred around an impressive open-plan living and kitchen space, designed for both relaxation and entertaining. Bi-fold doors open out onto the rear garden, allowing natural light to flood the room and creating a seamless indoor–outdoor flow. The stylish kitchen offers ample storage and worktop space, while the additional utility room and convenient downstairs WC add practicality.

To the first floor, you'll find two well-proportioned double bedrooms. The contemporary bathroom features a sleek four-piece white suite, including a separate shower and bath.

Externally, the front provides a private driveway, while the generous rear garden offers a well-maintained lawn and a superb summer house, suitable for a variety of uses such as an office or studio.

Situated close to reputable schools, local shops, and excellent transport links, the property is also within walking distance of Arnold Town Centre, making it an ideal choice for those seeking convenience without compromising on peace and privacy.

Entrance Hallway
Composite entrance door to the front elevation leading into the entrance hallway comprising laminate flooring, carpeted staircase leading to the first floor landing, recessed spotlights to the ceiling, door leading through to the open plan living kitchen diner.

Living Kitchen Diner
34'67 x 13'98 approx (10.36m x 3.96m approx)
Laminate flooring, UPVC double glazed bay window to the front elevation, wall mounted radiator, recessed spotlights to the ceiling, log burner, vertical wall mounted radiator, ample space for a dining table, space and point for an American style fridge freezer, a range of wall and base units with worksurfaces over incorporating a sink and drainer unit with mixer tap, central island unit with breakfast bar, integrated wine cooler, Bosch electric oven with Bosch four ring gas hob over and feature extractor hood above, charging points, integrated dishwasher, door leading to the utility room and WC, UPVC double glazed bi-folding doors leading out to the rear garden providing indoor outdoor living.

Utility Room
11'21 x 2'56 approx (3.35m x 0.61m approx)
Laminate flooring, UPVC double glazed window to the side elevation, recessed spotlights to the ceiling, space and plumbing for a washing machine, space and point for a tumble dryer, tiled splashbacks, WC, handwash basin with mixer tap, heated towel rail.

First Floor Landing
Carpeted flooring, access to the loft, UPVC double glazed window to the side elevation, doors leading off to:

Bedroom One
20'56 x 12'75 approx (6.10m x 3.66m approx)
UPVC double glazed window to the rear elevation, carpeted flooring, two wall mounted radiators, recessed spotlights to the ceiling.

Bedroom Two
10'89 x 11'13 approx (3.05m x 3.35m approx)
Two UPVC double glazed windows to the front elevation, carpeted flooring, wall mounted radiator, recessed spotlights to the ceiling, opening to further storage space housing the boiler.

Bathroom
6'07 x 7' approx (2.01m x 2.13m approx)
UPVC double glazed window to the side elevation, tiled splashbacks, tiled flooring, vanity wash hand basin with mixer tap, bath with mixer tap and shower attachment, heated towel rail, WC, walk-in shower enclosure with mains fed shower over, recessed spotlights to the ceiling, extractor fan.

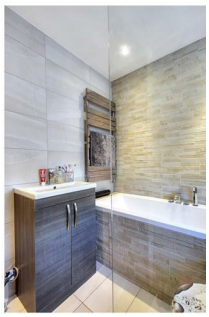
Outside

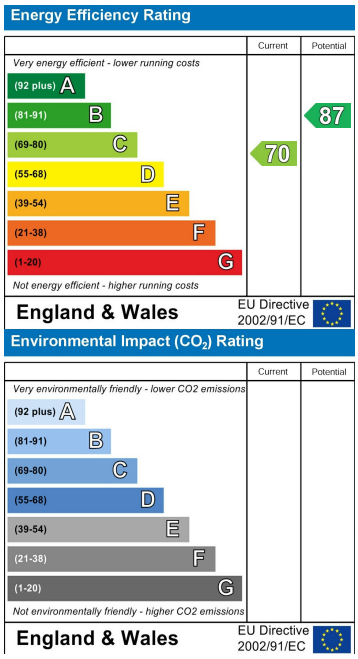
Rear of Property
To the rear of the property there is an enclosed rear garden with decked area perfect for seating with steps leading to the lawned area, a range of mature plants and shrubbery planted throughout, fencing and hedging to the boundaries, access to the outbuilding via a further decked area, cold water tap, outdoor power, side access to the front of the property.

Outbuilding
9'05 x 12'31 approx (2.87m x 3.66m approx)
Power and lighting, UPVC double glazed French doors to the front elevation, UPVC double glazed windows, linoleum flooring.
Multi-functional space that can be altered subject to the buyers needs and requirements.

Front of Property
To the front of the property there is a driveway providing off the road parking for up to two cars, side access to the rear of the property, fenced and walled boundaries.

Agents Notes: Additional Information
Council Tax Band: B
Local Authority: Gedling
Electricity: Mains supply
Water: Mains supply
Heating: Mains gas
Septic Tank : No
Broadband: BT, Sky, Virgin
Broadband Speed: Standard 16mbps 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





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