Robert Ellis

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Weaving Gardens
Sherwood, Nottingham NG5 3JH

MODERN FOUR-BEDROOM DETACHED FAMILY HOME, SELLING WITH NO UPWARD CHAIN.

Asking Price £390,000 Freehold

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Robert Ellis are pleased to bring to the market this modern four-bedroom detached family home, positioned within a popular and convenient residential location, well placed for access to Nottingham City Hospital, local amenities and transport links.

The property offers spacious and well-balanced accommodation throughout, making it an ideal home for families, professional buyers and those looking for a modern property ready to move into.

To the ground floor, the accommodation comprises an entrance hallway with stairs leading to the first floor, a useful ground floor cloaks/W.C., a generous living room with a front aspect window, and a spacious dining kitchen fitted with a range of contemporary wall and base units, integrated appliances and French doors opening out to the rear garden. There is also a separate utility room, providing additional storage, worktop space and access to the rear.

To the first floor, there are four well-proportioned bedrooms. The main bedroom benefits from built-in wardrobes and an en-suite shower room, while the remaining bedrooms are served by a modern family bathroom with a three-piece suite.

Externally, the property benefits from a driveway to the front providing off-road parking and access to the integral garage. To the rear, there is a good-sized enclosed landscaped garden with a paved patio area, pathway, wrought iron railings and a tiered lawned garden.

An internal viewing comes highly recommended to fully appreciate the size, layout and quality of accommodation on offer. Selling with NO UPWARD CHAIN.

Entrance Hallway
15'1 x 6'10 approx (4.60m x 2.08m approx)
Modern composite door to the front, stairs to the first floor, radiator, ceiling light point, tiled floor, panelled doors to:

Cloaks/w.c.
3'1 x 6'3 approx (0.94m x 1.91m approx)
Low flush w.c., pedestal wash hand basin, tiled splashback, tiled floor, radiator, ceiling light point, extractor unit.

Living Room
11'6 x 15'1 approx (3.51m x 4.60m approx)
UPVC double glazed picture window to the front, radiator, recessed spotlights to the ceiling, TV and audio points.

Dining Kitchen
10'5 x 18'5 approx (3.18m x 5.61m approx)
With a range of matching contemporary wall and base units incorporating laminate work surface above, stainless steel Franke sink with modern swan neck mixer tap over, integrated Neff oven with four ring hob over, stainless steel splashback and extractor hood, integrated dishwasher, integrated fridge freezer, tiled splashbacks, recessed spotlights to the ceiling, radiator, pendant lighting, UPVC double glazed window to the rear with UPVC double glazed French doors providing access to the enclosed landscaped rear garden, extractor unit, ample space for a dining table and panelled door to:

Utility Room
10'4 x 5'10 approx (3.15m x 1.78m approx)
With a range of matching wall and base units incorporating laminate work surface over, Franke stainless steel sink with swan neck mixer tap, Ideal gas central heating combi boiler, radiator, tiled floor, tiled splashbacks, ceiling light point, UPVC double glazed door to the rear, integrated washing machine and extractor unit.

First Floor Landing
Ceiling light point, radiator, loft access hatch, UPVC double glazed window to the front, storage cupboard, panelled doors to:

Bedroom 1
11'9 x 14'3 into wardrobes approx (3.58m x 4.34m into wardrobes approx)
UPVC double glazed window to the rear, radiator, ceiling light point, recessed spotlights to the ceiling, built-in wardrobes providing ample storage, panelled door to:

En-Suite
4'6 x 8'9 approx (1.37m x 2.67m approx)
Walk-in shower enclosure having a rainwater shower head, pedestal wash hand basin, low flush w.c., chrome heated towel rail, tiled floor, recessed spotlights to the ceiling and extractor fan.

Bedroom 2
10'11 x 14'2 approx (3.33m x 4.32m approx)
UPVC double glazed window to the rear, radiator, ceiling light point, recessed spotlights to the ceiling.

Bedroom 3
11'9 x 11'9 approx (3.58m x 3.58m approx)
UPVC double glazed window to the front, radiator, ceiling light point.

Bedroom 4
10'11 x 11'9 approx (3.33m x 3.58m approx)
UPVC double glazed window to the front, radiator, ceiling light point.

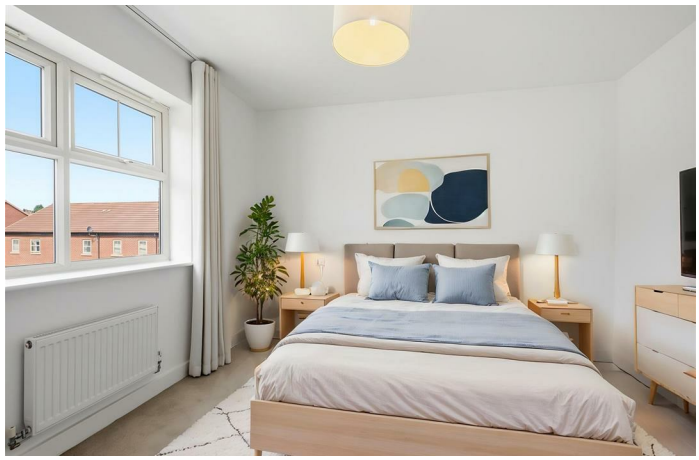
Bathroom
8'8 x 7'4 approx (2.64m x 2.24m approx)
A modern white three piece suite comprising of a panelled bath with mains fed shower attachment over, pedestal wash hand basin, low flush w.c., UPVC double glazed window to the rear, tiled splashbacks, tiled floor, radiator, recessed spotlights to the ceiling, airing/storage cupboard housing the hot water cylinder with compression tank above.

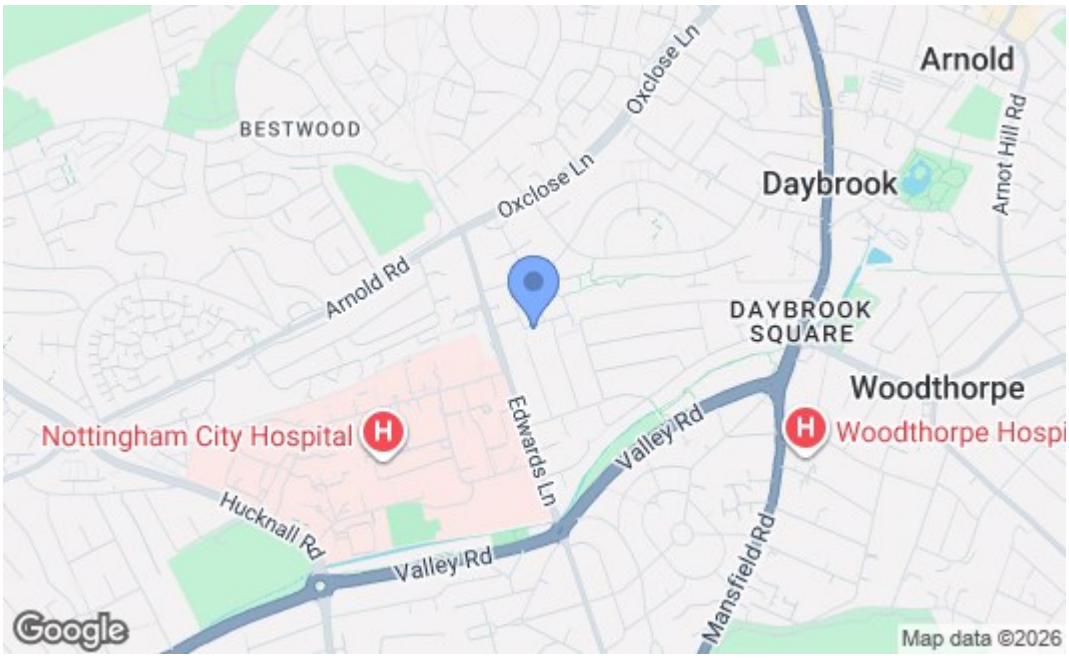
Outside
To the front there is a tarmacadam driveway leading to the integral garage and providing off the road vehicle hard standing, pathway to the front entrance door, garden laid to lawn with hedging to the boundaries

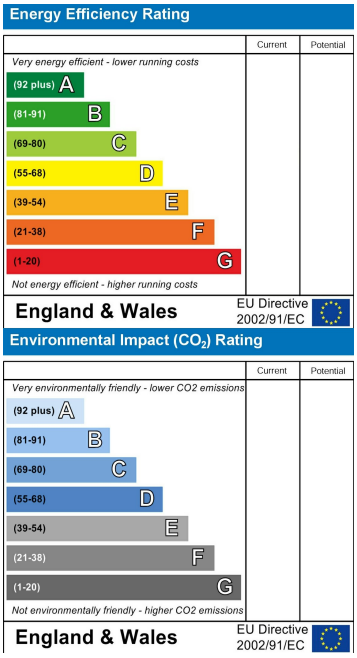
To the rear of the property there is a good size, enclosed garden incorporating a tiered lawned garden, paved patio area and pathway with wrought iron railings to the lower lawn.

Integral Garage
Up and over door to the front, light and power.

Additional Information
Council Tax - Nottingham Band
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 14mbps Superfast 44mbps Ultrafast 1800mbps
Phone Signal – EE, 02, Vodafone, Three
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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