

# Robert Ellis

*look no further...*



Percival Road  
, Nottingham NG5 2FA

CHARMING FIVE-BEDROOM PERIOD  
HOME IN THE HEART OF SHERWOOD.

**Guide Price £325,000 Freehold**

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**\*\*GUIDE PRICE £325,000 - £335,000!\*\***

Robert Ellis Estate Agents are proud to present this charming and character-filled five-bedroom home, ideally positioned just moments from the vibrant heart of Sherwood. Tucked away on a sought-after street, the property offers the perfect blend of period charm and modern convenience, within walking distance to Sherwood High Street, known for its array of independent shops, cafes, bars, and restaurants. It's also ideally placed for well-regarded schools and excellent transport links to Nottingham City Centre.

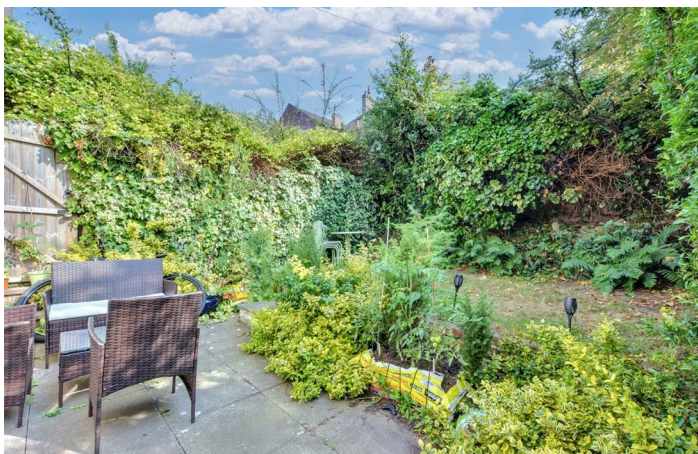
This delightful home showcases beautiful traditional features, including an original tiled porch and hallway flooring, decorative fireplaces, and a striking stained-glass window in the entrance hall. At the rear, the established garden provides a peaceful escape, complete with a paved patio ideal for outdoor dining, a lawned area, and a rockery.

The accommodation is well laid out across three floors. On the ground floor, a welcoming entrance hall leads into a modern living room with an original bay window, electric fireplace, and bespoke oak shelving. The heart of the home is the open-plan kitchen and dining space, fitted with custom oak storage and patio doors that open directly onto the garden, flooding the space with light.

Upstairs, the first floor hosts two generous double bedrooms, including one with a bay-fronted window, a further study/bedroom five, a stylish four-piece family bathroom, and an additional WC. The top floor reveals two further attic bedrooms, both with Velux windows offering fantastic views and natural light.

Additional features include a cellar for storage, space beneath the attic stairs, gas central heating via a combination boiler, and double glazing in key areas including the attic bedrooms and patio doors.

This is a wonderful family home that offers a rare mix of character, space, and location. Viewing is highly recommended to truly appreciate what this beautiful property has to offer.





### Entrance Hallway

Composite entrance door to the front elevation leading into the entrance hallway comprising carpeted staircase to the first floor landing, wall mounted radiator, coving to the ceiling, carpeted flooring, single glazed stain glass window to the front elevation, recessed spotlights to the ceiling, doors leading off to:

### Cellar

Housing the boiler, electrical consumer unit and meters, lighting.

### Open Plan Kitchen Living Dining Space

#### Kitchen

8'2" x 10'6" approx (2.50 x 3.21 approx)

A range of matching wall and base units with worksurfaces over incorporating a sink and drainer unit with swan neck mixer tap over, integrated oven with four ring gas hob over and extractor hood above, recessed spotlights to the ceiling, space and point for a fridge freezer, tiled flooring, wall mounted radiator, double glazed wooden window to the rear elevation.

#### Lounge Diner

29'2" x 10'10" approx (8.90 x 3.31 approx)

Coving to the ceiling, carpeted flooring, electric fire with tiled hearth and surround, single glazed box bay window to the front elevation, two wall mounted radiators, double glazed French doors to the rear elevation giving access to the garden, recessed spotlights to the ceiling.

#### First Floor Landing

Carpeted flooring, carpeted staircase leading to the second floor landing, doors leading off to:

#### Bedroom One

14'1" x 11'1" approx (4.3 x 3.4 approx)

Single glazed wooden box bay window to the front elevation, wooden flooring, feature fireplace.

#### Bedroom Two

11'1" x 10'11" approx (3.40 x 3.34 approx)

Double glazed wooden window to the rear elevation, wall mounted radiator, storage cupboard, feature fireplace, understairs storage cupboard.

#### Bedroom Five

6'8" x 6'1" approx (2.05 x 1.87 approx)

Carpeted flooring, single glazed wooden window to the front elevation, wall mounted radiator.

### Bathroom

8'2" x 10'2" approx (2.49 x 3.10 approx)

Linoleum floor covering, WC, bath with separate hot and cold taps, tiled splashbacks, double glazed wooden window to the rear elevation, heated towel rail, shower cubicle with mains fed shower, wall mounted radiator, handwash basin with separate hot and cold taps.

### Separate WC

2'7" x 4'1" approx (0.79 x 1.26 approx)

WC, single glazed wooden window to the side elevation.

### Second Floor Landing

Carpeted flooring, doors leading off to:

### Bedroom Three

11'10" x 12'6" approx (3.62 x 3.83 approx)

Wall mounted radiator, double glazed wooden window to the rear elevation, carpeted flooring.

### Bedroom Four

11'10" x 13'1" approx (3.62 x 4.01 approx)

Wall mounted radiator, double glazed wooden window to the front elevation, carpeted flooring.

### Rear of Property

To the rear of the property there is an enclosed rear garden with patio area with steps leading to a lawned area, walled and hedged boundaries, a range of mature plants and shrubbery planted to the borders, side gate.

### Front of Property

To the front of the property there is on road parking.

### 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 16mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

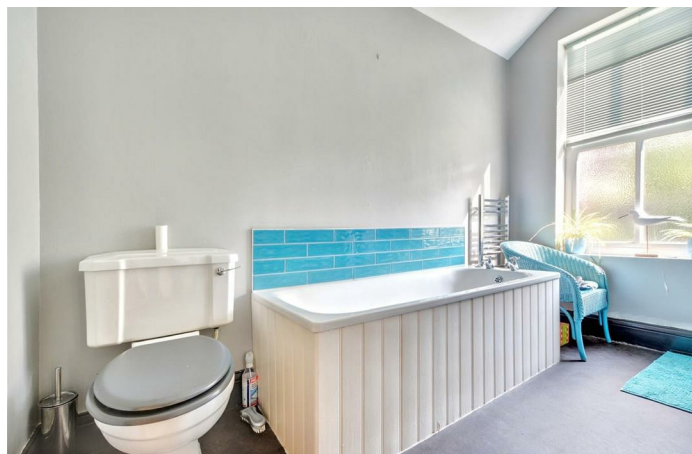
Flood Risk: No flooding in the past 5 years

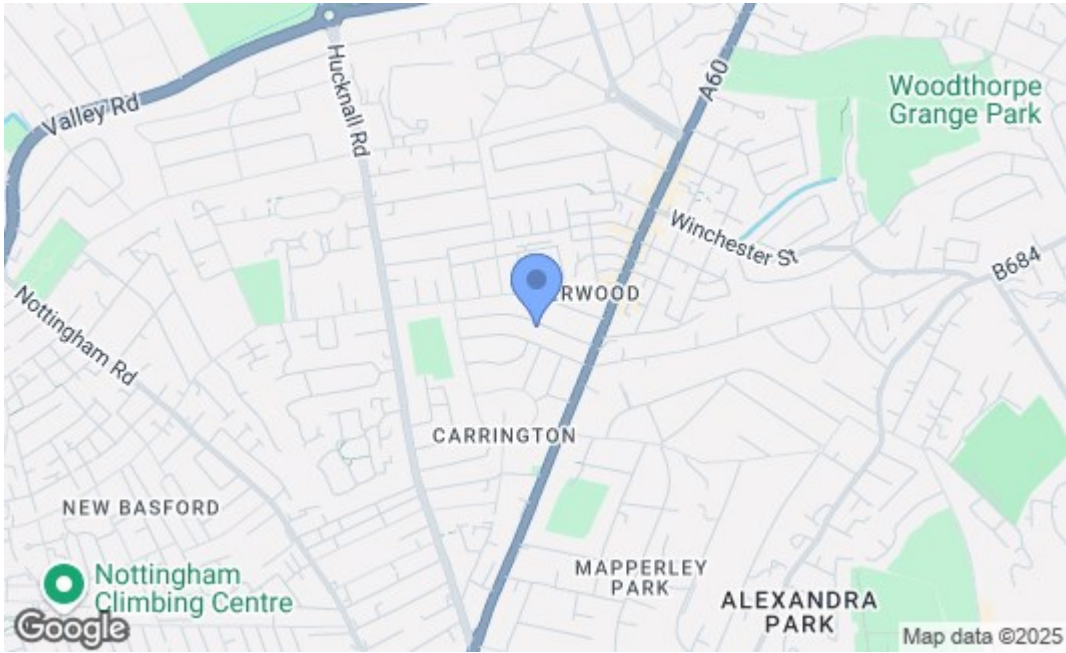
Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.