Robert Ellis

look no further. . .

Elmswood Gardens
Sherwood, Nottingham NG5 4AW

A MODERN FOUR DOUBLE BEDROOM SEMI-DETACHED PROPERTY, OPEN PLAN LIVING AND THREE BATHROOMS. SELLING WITH NO UPWARD CHAIN.

Asking Price £525,000 Freehold

0115 648 5485

/robertellisestateagent @robertellisea

PREPARE TO BE IMPRESSED WITH THIS UNIQUE NEW BUILD PROPERTY

Robert Ellis Estate Agents are thrilled to present to the market this exceptional four double bedroom semi-detached new build home, set in the ever-popular area of Sherwood, Nottingham. From the moment you step inside, this stunning property will truly wow you, combining style, space and superior finishes throughout.

The heart of the home is a high-quality, modern kitchen complete with built-in appliances, seamlessly flowing into a spacious open plan living and dining area — perfect for entertaining and day-to-day family life. The ground floor further benefits from luxurious underfloor heating, ensuring a warm and inviting atmosphere year-round, complemented by a sleek ground floor shower room for added convenience.

Upstairs, you'll find four generously sized double bedrooms, serviced by a beautiful four-piece family bathroom and En-suite to the master bedroom. All thoughtfully designed to provide comfort and elegance.

Externally, the property boasts a landscaped rear garden, ideal for relaxing or enjoying outdoor dining, alongside a spacious driveway and a versatile garden outhouse, perfect for storage, a workshop or even a garden retreat.

Located in the highly sought-after community of Sherwood, you'll be within walking distance of a bustling high street filled with independent shops, vibrant cafés, restaurants, and welcoming pubs. Families will love the choice of excellent local schools and nearby green spaces, while professionals will appreciate the easy access to Nottingham City Centre, the ring road and superb public transport links.

Offered to the market with no upward chain, this truly is a home that needs to be seen to be fully appreciated.

Entrance Hall
23'10 x 7'9 approx (7.26m x 2.36m approx)
Double glazed door to the front with additional fixed glazed window panel, LVT flooring, recessed spotlights to the ceiling, feature oak staircase with glazed balustrades, internal glazed French doors to open plan living/dining kitchen and panelled doors to:

Open Plan Living/Dining Kitchen
26'5 x 19'4 approx (8.05m x 5.89m approx)

Living Area
19'2 x 11'6 approx (5.84m x 3.51m approx)
UPVC double glazed window to the side, recessed spotlights to the ceiling, LVT flooring, underfloor heating, open through to:

Dining Kitchen
19'1 x 13'3 approx (5.82m x 4.04m approx)
LVT flooring, open to living area, recessed spotlights to the ceiling, glazed sun lantern providing ample natural daylight, bi-fold doors to the rear garden, UPVC double glazed window to the side, range of contemporary wall and base units incorporating a stone work surface over, island unit with ample storage cabinets, breakfast bar overhang and wireless charging base, undercounter sink with inset drainer and Grohe mixer tap over, Bosch induction hob with Bosch extractor hood above, integrated Bosch microwave, integrated Bosch oven, space and point for an American style fridge/freezer, feature quartz work surface, integrated Neff dishwasher.

Utility Room
12'3 x 4'9 approx (3.73m x 1.45m approx)
UPVC double glazed window to the side, range of base units incorporating stone work surface over, space and plumbing for an automatic washing machine, space and point for tumble dryer, undercounter stainless steel sink with swan neck mixer tap, wall mounted Baxi gas central heating boiler, recessed spotlights to the ceiling, extractor unit, electric consumer unit, LVT flooring, underfloor heating, network control panels.

Bedroom 4/Reception 2
11'3 x 10'6 approx (3.43m x 3.20m approx)
UPVC double glazed window to the front, ceiling light point, LVT flooring, underfloor heating.

Shower Room
11'3 x 4'6 approx (3.43m x 1.37m approx)
Three piece suite comprising vanity wash hand basin with storage cupboard below, wall hung w.c., walk-in shower enclosure with rainwater shower head, recessed spotlights to the ceiling, UPVC double glazed window to the side, tiled splashbacks, tiled floor, chrome heated towel rail, feature mirror with inset lighting, extractor unit.

First Floor Landing
8'8 x 14'1 approx (2.64m x 4.29m approx)
Recessed spotlights to the ceiling, loft access hatch with pull down wooden ladder leading to the boarded loft space and panelled doors to:

Bedroom 1
14'4 x 13'6 approx (4.37m x 4.11m approx)
LVT flooring, ceiling light point, pendant lighting, UPVC double glazed window to the rear, feature vertical radiator, networking TV point and panelled door to:

En-suite
5'2 x 10'9 approx (1.57m x 3.28m approx)
Modern white three piece suite comprising walk-in shower enclosure with electric rainwater shower head above, wall hung vanity wash hand basin with storage cupboard below, low flush w.c., UPVC double glazed window to the side, tiled splashbacks, chrome heated towel rail, tiled floor, recessed spotlights to the ceiling and extractor fan.

Bedroom 2
10'4 x 13'6 approx (3.15m x 4.11m approx)
UPVC double glazed window to the front, wall mounted vertical radiator, ceiling light point, LVT flooring, network TV point.

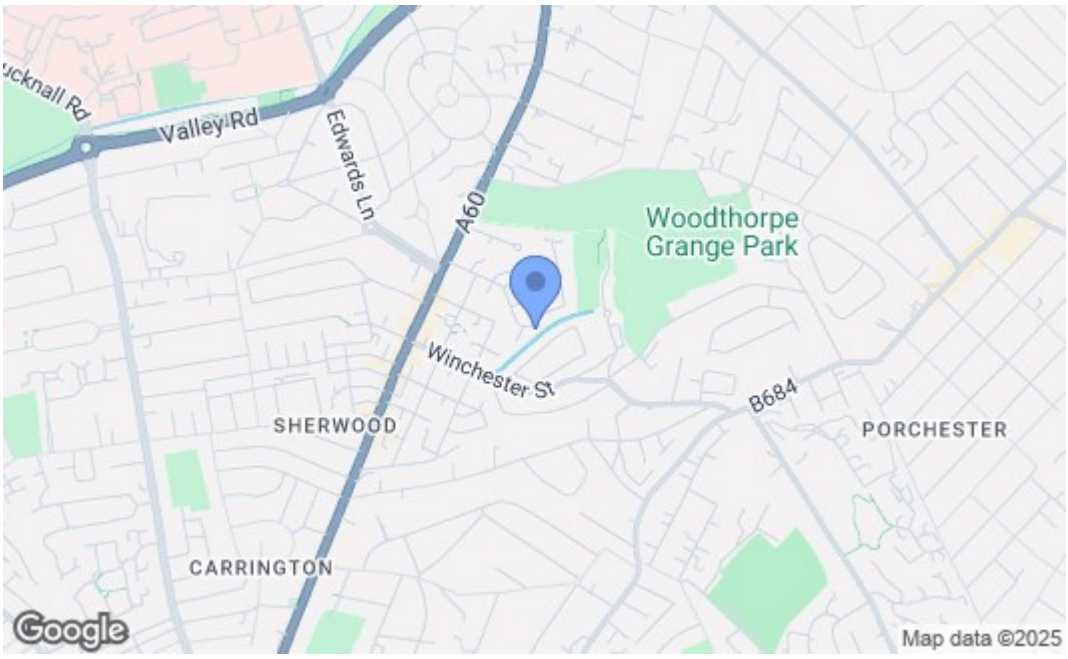
Bedroom 3
13'6 x 10'5 approx (4.11m x 3.18m approx)
UPVC double glazed window to the front, ceiling light point, feature vertical radiator, LVT flooring, network TV point.

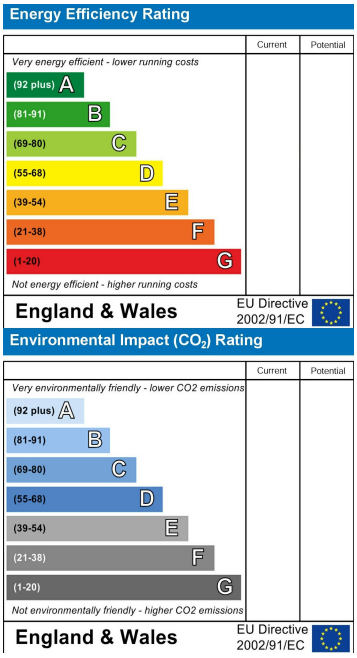
Bathroom
11'1 x 10'3 approx (3.38m x 3.12m approx)
Modern four piece suite comprising free standing bath with mixer tap over, vanity wash hand basin with storage cupboard below, wall hung w.c., walk-in shower enclosure with feature tiled splashbacks and rainwater shower head above, heated towel rail, tiled floor, tiled splashbacks, UPVC double glazed window to the side.

Outside
To the front of the property there is a spacious block paved driveway providing ample off road parking, shrubs and trees planted to the borders. To the rear there is an enclosed landscaped garden being laid mainly to lawn, spacious paved patio area, secure gated access to the front elevation, external light, power and water, fencing to the boundaries, secure gated access to the rear and additional brick built store.

Rear Store
8'11 x 8'3 approx (2.72m x 2.51m approx)
Double glazed door to the front, light and power, offering additional storage space.

Agents Notes: Additional Information
Council Tax Band: D
Local Authority: Nottingham
Electricity: Mains supply
Water: Mains supply
Heating: Mains gas
Septic Tank : No
Broadband: BT, Sky, Virgin
Broadband Speed: Standard 14mbps 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