Robert Ellis

look no further. . .

Rydale Road
Sherwood Dales, Nottingham NG5 3GS

A THREE BEDROOM DETACHED HOME SITUATED IN SHERWOOD DALES, NOTTINGHAM.

£300,000 Freehold

Robert Ellis Estate Agents are delighted to offer for sale this THREE BEDROOM DETACHED FAMILY HOME situated in Sherwood Dales, Nottingham.

The home is ideally located for any growing families with popular schools, amenities and great transport links into the surrounding areas and the city centre. This property is also situated within walking distance from the City Hospital perfect for a Doctor or Nurse, there is also a free bus to the QMC hospital making it easy to travel to.

Upon entering the home you are welcomed in to the spacious hallway which provides access to the dining room and lounge with bay fronted windows, the third reception room, kitchen and ground floor WC. Past the kitchen you have access to the enclosed rear garden and side access to the garage.

The first floor landing provides access to three bedrooms and a family bathroom. The front of the home offers access to the driveway and the garage.

Do not miss out on this opportunity, call us today to arrange your viewing!

Entrance Porch
Double glazed entrance door leading to the entrance porch. Double glazed windows to the front elevation. Tiled flooring. Single glazed door leading to the entrance hallway.

Entrance Hallway
Single glazed leaded windows to the front elevation. Laminate flooring. Wall mounted radiator. Wood panelling. Staircase leading to the first floor. Internal doors leading into the dining room, lounge and reception room 3.

Dining Room
12'9" x 11'0" approx (3.91 x 3.36 approx)
Double glazed bay fronted window to the front elevation. Laminate flooring. Wall mounted radiator. Picture rail.

Lounge
16'1" x 11'0" approx (4.92 x 3.36 approx)
Double glazed bay fronted window to the rear elevation. Laminate flooring. Wall mounted radiator. Feature gas fire with tiled hearth and wood surround.

Reception Room 3
9'9" x 10'9" approx (2.98 x 3.28 approx)
Double glazed windows to the side and rear elevations. Tiled flooring. Wall mounted radiator. Wall mounted storage units. Serving hatch through to the kitchen. Internal door leading into the ground floor WC. Glazed door leading into the kitchen.

Ground Floor WC
3'11" x. 5'6" approx (1.2 x. 1.68 approx)
Single glazed window to the side elevation. Tiled flooring. Hand wash basin with hot and cold taps. WC

Kitchen
11'0" x. 10'2" approx (3.37 x. 3.11 approx)
Single glazed windows to the rear elevation. Single glazed door to the rear elevation leading to the enclosed rear garden. Linoleum Flooring. Wall mounted radiator. A range of wall and base units with worksurfaces above. Stainless steel sink and drainer unit with dual heat tap above. Space and point for a freestanding electric cooker. Space and plumbing for a freestanding washing machine. Space and point for a freestanding fridge freezer. Single glazed door to the front elevation leading out the outside lobby.

First Floor Landing
Double glazed window to the side elevation. Carpeted flooring. Internal doors leading into bedroom 1, 2, 3 and family bathroom.

Bedroom 1
14'0" x 11'0" approx (4.28 x 3.37 approx)
Double glazed bay fronted window to the front elevation. Original wood flooring. Wall mounted radiator. Picture rail.

Bedroom 2
10'11" x 13'8" approx (3.35 x 4.18 approx)
Double glazed window to the rear elevation. Carpeted flooring. Wall mounted radiator. Picture rail.

Bedroom 3
8'0" x 7'3" approx (2.44 x 2.23 approx)
Double glazed window to the front elevation. Carpeted flooring. Wall mounted radiator.

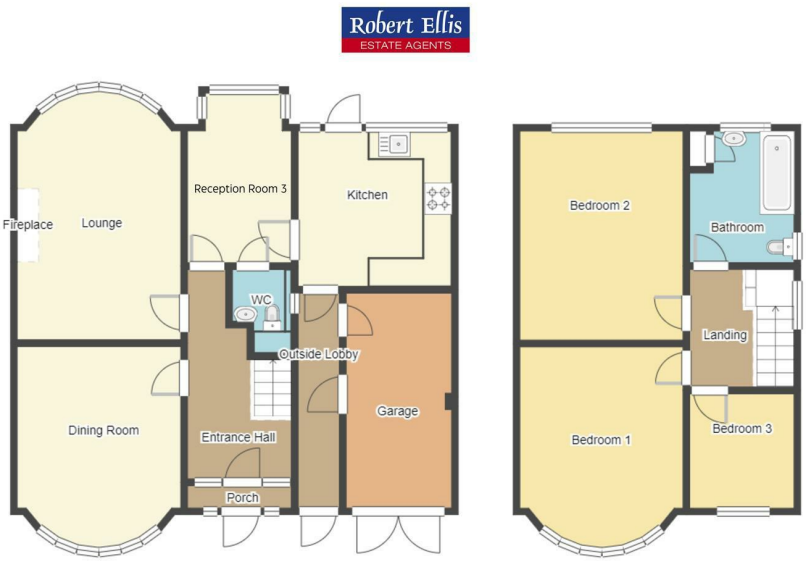
Family Bathroom
Double glazed windows to the side and rear elevations. Linoleum flooring. Tiled splashbacks. 3 piece suite comprising of a bath with separate hot and cold tap and a shower attachment, hand wash basin with hot and cold taps and a WC. Loft access hatch.

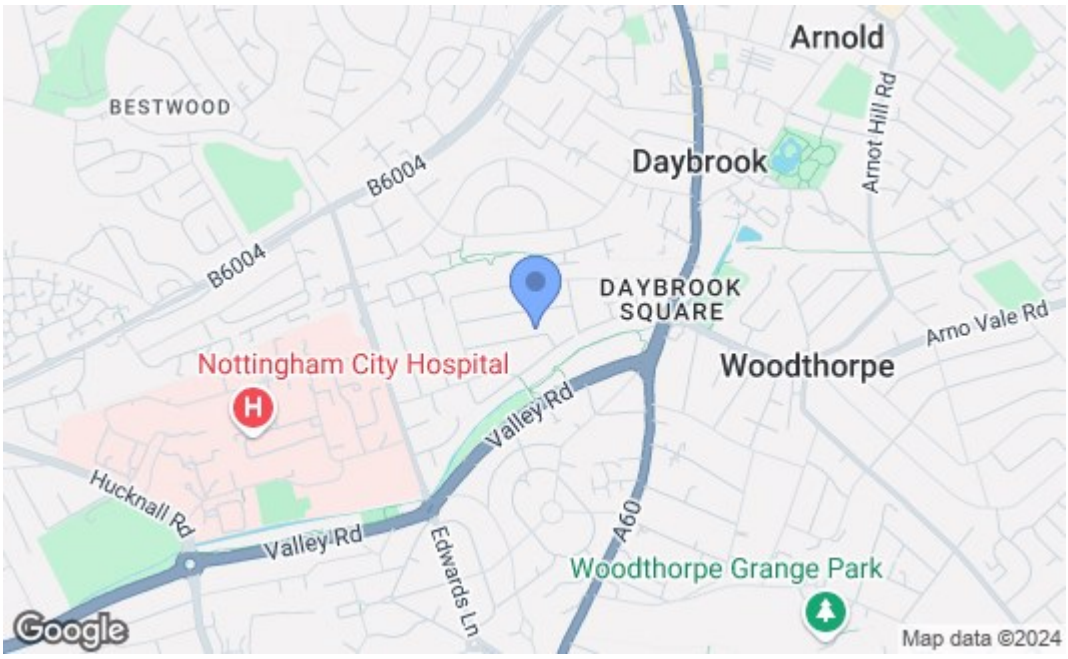
Front of Property
To the front of the property there is a driveway providing off the road parking, pebbled area with a range of flowerbeds with fencing and brick wall surrounding.

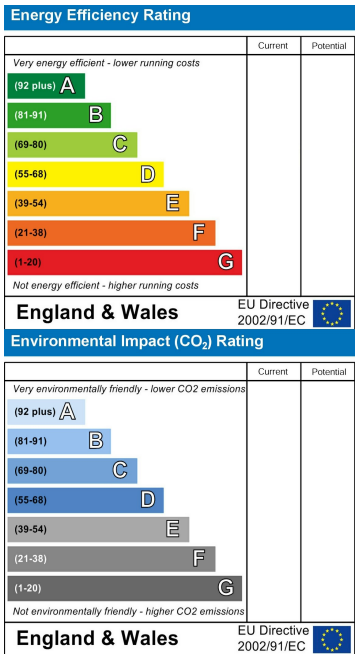
Rear of Property
To the rear of the property there is an enclosed rear garden with patio areas, large laid to lawn area, flowerbeds, shrubbery and trees, space for greenhouse and fencing surrounding.

Garage
7'4" x 15'7" approx (2.24 x 4.75 approx)
Wooden entrance doors to the front elevation. Power and lighting.

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 20mbps Ultrafast 1000mbps
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