



Rowley Drive,  
Sherwood, Nottingham  
NG5 1GB

**£300,000 Freehold**



**\*\* MUST VIEW \*\* CUL DE SAC \*\***

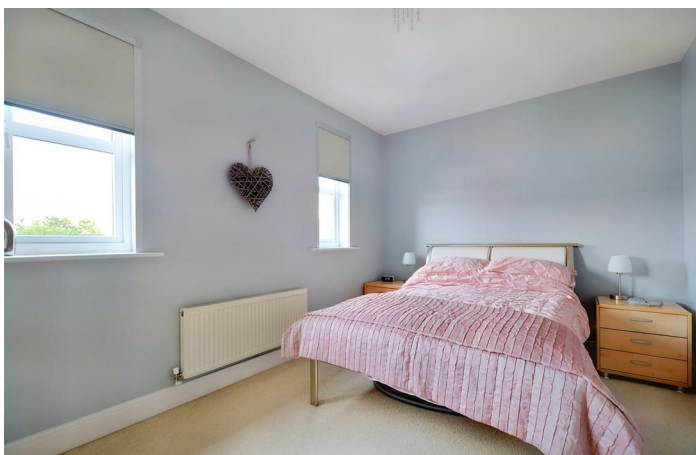
Robert Ellis Estate Agents are delighted to bring to the market this FANTASTIC THREE BEDROOM, MID TERRACE FAMILY HOME situated in SHERWOOD, NOTTINGHAM.

The property is a popular area. It is ideally located within walking distance of Tesco Express, alongside Sherwood's high street which offers a mixture of restaurants, bars and retail shops. There are transport links on Hucknall Road, allowing access to Nottingham City centre and surrounding areas.

Upon entry you are welcomed into the hallway which allows access into the downstairs bedroom, utility and shower room. Stairs lead to landing, open plan living space with Juliette balconies and fitted kitchen. Stairs lead to second landing, first double bedroom with fitted wardrobes and shower room en suite, second bedroom with sliding door wardrobes and family bathroom featuring a three piece suite.

The property has been maintained to a high standard throughout, allowing prospective buyers to move in with the ease. The rear garden offers low maintenance with artificial lawn and patio. The front of the home offers a driveway and access to the integral garage.

A viewing is HIGHLY RECOMMENDED to appreciate the SIZE, LOCATION and CONDITION of this GREAT OPPORTUNITY- Contact the office on 0115 648 585 to arrange your viewing now!



### Hallway

19'9" x 3'5" approx (6.04m x 1.05m approx)  
LVT flooring, wall mounted radiator, composite front entrance door.

### Shower Room

9'3" x 2'9" approx (2.83m x 0.86m approx)  
Tiled flooring, wall mounted radiator, opaque UPVC double glazed window, low flush w.c., wall mounted wash hand basin with hot and cold tap, partially tiled walls, shower with hand held shower unit.

### Utility Room

8'9" x 6'7" approx (2.68m x 2.02m approx)  
LVT flooring, wall mounted radiator, opaque UPVC double glazed rear door, wall and base units with stainless steel sink with dual heat tap, space and plumbing for an automatic washing machine, space for a fridge freezer, understairs storage cupboard (1.23m x 0.89m) with coat hook and carpeted flooring.

### Bedroom 3

12'3" x 8'5" approx (3.75m x 2.59m approx)  
Carpeted flooring, wall mounted radiator, UPVC double glazed French doors to the rear garden.

### First Floor Landing

10'1" x 6'6" approx (3.08m x 1.99m approx)  
Wall mounted radiator, carpeted flooring, doors to:

### Kitchen Diner

15'7" x 12'11" approx (4.75m x 3.95m approx)  
LVT flooring, UPVC double glazed window and Juliette balcony, wall mounted double radiator, fitted wall and base units, four ring gas hob with extractor fan above and Zanussi built-in oven below, spaces for a fridge freezer and dishwasher.

### Lounge

15'7" x 14'11" approx (4.76m x 4.56m approx)  
Carpeted flooring, wall mounted double radiator, UPVC double glazed window and Juliette balcony.

### Second Floor Landing

10'1" x 6'7" approx (3.08m x 2.02m approx)  
Carpeted flooring, doors to:

### Bedroom 1

11'6" x 13'6" approx (3.52m x 4.12m approx)  
Carpeted flooring, wall mounted radiator, UPVC double glazed window, fitted wardrobes.

### En-Suite

5'1" x 8'7" approx (1.57m x 2.62m approx)  
Vinyl flooring, wall mounted radiator, partially tiled walls, low flush w.c., wash hand basin with dual heat tap, walk-in double shower with hand held shower unit.

### Bedroom 2

12'8" x 8'7" approx (3.87m x 2.63m approx)  
Carpeted flooring, wall mounted radiator, sliding door wardrobes with mirror doors and UPVC double glazed window.

### Bathroom

8'11" x 6'7" approx (2.73m x 2.02m approx)  
Carpeted flooring, double wall mounted radiator, partially tiled walls, low flush w.c., wash hand basin with dual heat tap, bath with dual heat tap and hand held shower unit, opaque UPVC double glazed window.

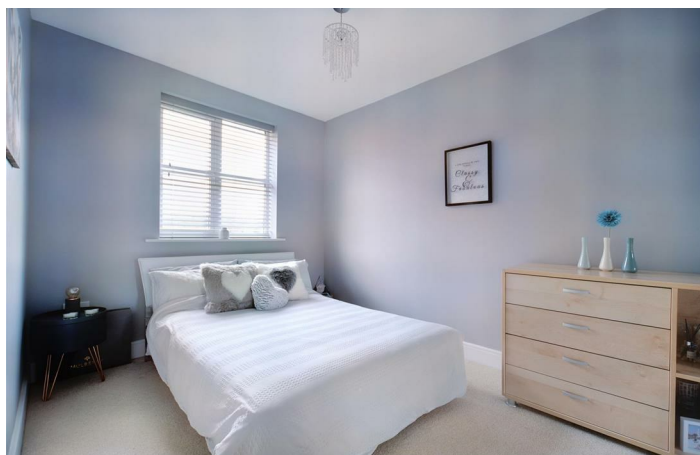
### Outside

The front of the property offers parking for at least one car on the drive and there is an integral garage.

The rear garden has a patio area, artificial lawn leading to the decked area at the rear. There is fencing to the boundaries.

### Council Tax

Nottingham City Council Band C



**Robert Ellis**  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		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.