



Perry Road,  
Sherwood, Nottingham  
NG5 1GS

**£275,000 Freehold**

0115 648 5485



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**\*\* FANTASTIC OPPORTUNITY \*\***

Welcome to Perry Road...

Robert Ellis Estate Agents are proud to offer to the market this superb THREE-bedroom, detached family home situated in the heart of Sherwood, Nottingham.

The property is ideally located in Sherwood, with shops close to hand 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 center and surrounding areas.

Upon entry, you are greeted by the entrance porch which allows access to the hallway. Off the hallway is the living room with bay window, dining room and kitchen with fitted wall and base units.

The stairs lead to the landing, first double bedroom with dual bay window, the second double bedroom with views over the mature rear garden, the third bedroom and bathroom with a separate.

To the rear of the home, is an enclosed, split-level garden which offers patio areas, laid to lawn and shrubbery. Whilst at the front, the home offers gated access driveway and modest maintenance garden. The driveway leads to the freestanding Brick build Garage to the rear.

A viewing is highly recommended to appreciate the size and location of this fantastic family home. Please contact the office on 0115 648 5485 to book in NOW!



## Entrance Lobby

UPVC double glazed door to the front with UPVC double glazed windows to the front and side, tiling to the floor, ceiling light point, UPVC double glazed door to:

## Hallway

UPVC double glazed window to the side, stairs to the first floor, wall mounted radiator, ceiling light point, meter cupboard housing electrical consumer unit and panelled door to:

## Living Room

13'1 x 11'7 approx (3.99m x 3.53m approx)

UPVC double glazed sectional bay window to the front, wall mounted radiator, ceiling light point and dado rail.

## Kitchen

9'4 x 8' approx (2.84m x 2.44m approx)

With a range of matching wall and base units incorporating laminate work surface over, stainless steel sink with mixer tap above, space and plumbing for automatic washing machine, space and point for free standing fridge freezer and oven, two UPVC double glazed windows to the rear, tiled splashbacks, wall mounted radiator, linoleum flooring, UPVC double glazed access door to the side, understairs storage cupboard housing the gas central heating boiler whilst providing further storage. Internal glazed doors to:

## Dining Room

13'1 x 11'11 approx (3.99m x 3.63m approx)

UPVC double glazed window to the rear, wall mounted double radiator, ceiling light point, picture rail, original built-in storage cupboard and shelving.

## First Floor Landing

UPVC double glazed window to the side, loft access hatch, ceiling light point and panelled doors to:

## Bedroom 1

13'2 x 9'11 approx (4.01m x 3.02m approx)

UPVC double glazed bay window to the rear, wall mounted radiator, ceiling light point.

## Bedroom 2

12'10 x 11'7 approx (3.91m x 3.53m approx)

UPVC double glazed sectional bay window to the front, wall mounted radiator, ceiling light point, coving to ceiling.

## Bedroom 3

9'3 x 6'1 approx (2.82m x 1.85m approx)

UPVC double glazed window to the front, wall mounted radiator, ceiling light point and storage over the stairs.

## Bathroom

7'8 x 5'5 approx (2.34m x 1.65m approx)

UPVC double glazed window to the rear, a modern white three piece suite comprising of a panelled bath with electric Mira shower over, pedestal wash hand basin with tiled splashbacks, low flush w.c., wall mounted radiator, airing/storage cupboard housing the hot water cylinder, ceiling light point.

## Outside

At the front of the property there is a low maintenance tiered gravelled garden with shrubs planted to the borders, gated driveway providing off the road vehicle hard standing with further driveway to the side.

To the rear there is a larger than expected enclosed tiered West facing garden laid to law with mature shrubs and trees planted to the borders and a patio area.

## Garage

There is a brick built free standing garage with an up and over door to the front.

## Council Tax

Council Tax band C - Nottingham City Council. To be confirmed by the purchasers solicitor.





Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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		
Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(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.