



**Bonnington Crescent  
Sherwood, Nottingham NG5 3EY**

**Asking Price £245,000 Freehold**

A THREE BEDROOM, SEMI DETACHED HOME SITUATED ON A GENEROUS PLOT IN SHERWOOD, NOTTINGHAM.



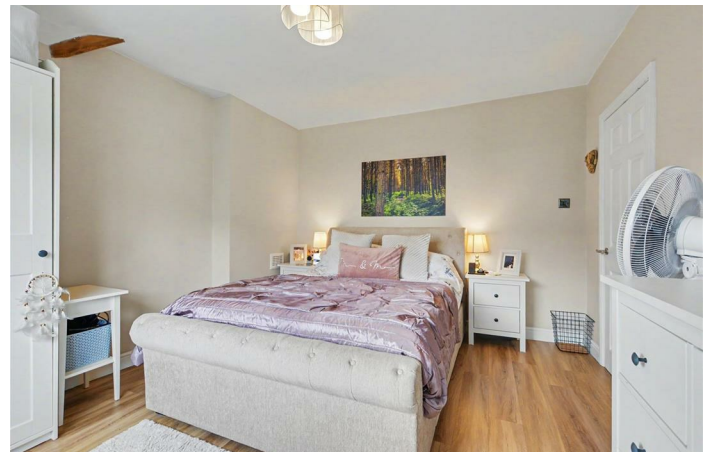
\*\* IDEAL FAMILY HOME \*\* POPULAR LOCATION \*\*

Robert Ellis Estate Agents are delighted to present to the market this FANTASTIC THREE BEDROOM, SEMI DETACHED FAMILY HOME situated in SHERWOOD, NOTTINGHAM.

Upon entry, you enter the hallway which leads to the lounge with FEATURE, DUAL FUEL LOG BURNER, kitchen and dining room. Stairs lead to landing, first double bedroom, second double bedroom with storage cupboard, third bedroom, family bathroom with sink and bath, alongside separate WC.

The property is situated on a generous plot, with garden to the front, side and rear. The outside hosts laid to lawns, artificial lawn, space for shed, flowers beds and patios.

A viewing is ESSENTIAL to appreciate the SIZE and LOCATION of this great opportunity- Contact the office to arrange your viewing now!



### Entrance Hallway

10'11" x 5'10" approx (3.33 x 1.78 approx)  
UPVC double glazed entrance door, UPVC double glazed window to the front elevation, electric wall mounted storage heater, understairs storage,

### Understairs Storage

3'1" x 5'10" approx (0.94m x 1.78m approx)

### Lounge

13'0" x 11'5" approx (3.97 x 3.49 approx)  
Carpeted flooring, UPVC double glazed bay window to the front elevation, dual fuel log burner with hearth and surround.

### Kitchen

11'10" x 8'9" approx (3.61 x 2.69 approx)  
Vinyl flooring, a range of wall and base units with worksurfaces over, space and point for a cooker, space and plumbing for a dishwasher, space and plumbing for a washing machine, stainless steel sink with mixer tap, space and point for a tumble dryer, space and point for a fridge freezer, tiled splashbacks, UPVC double glazed window to the side elevation, wall mounted radiator, UPVC double glazed door leading outside.

### Dining Room

10'9" x 10'8" approx (3.3 x 3.26 approx)  
Laminate flooring, wall mounted radiator, UPVC double glazed window to the rear elevation.

### First Floor Landing

8'2" x 11'0" approx (2.50 x 3.37 approx)  
Carpeted flooring, doors leading off to:

### Bedroom One

12'11" x 11'5" approx (3.96 x 3.49 approx)  
UPVC double glazed window to the front elevation, wall mounted radiator, laminate flooring.

### Bedroom Two

11'5" x 8'9" approx (3.49 x 2.68 approx)  
UPVC double glazed window to the rear elevation, wall mounted radiator, laminate flooring, storage cupboard.

### Storage Cupboard

2'11" x 2'5" approx (0.89 x 0.74 approx)  
Housing the 2 year old Worcester Bosch gas central heating combination boiler.

### Bedroom Three

10'11" x 6'4" approx (3.35 x 1.95 approx)  
UPVC double glazed window to the rear elevation, wall mounted radiator, laminate flooring.

### Bathroom

5'6" x 4'1" approx (1.70 x 1.26 approx)  
Vinyl flooring, tiling to the walls, UPVC double glazed window to the rear elevation, handwash basin, panelled bath with electric shower over.

### Separate WC

4'5" x 2'8" approx (1.36 x 0.83 approx)  
Vinyl flooring, UPVC double glazed window to the front elevation, WC.

### Outside

#### Front of Property

To the front of the property there is a patio area, a range of plants and shrubbery planted to the borders, laid to lawn areas.

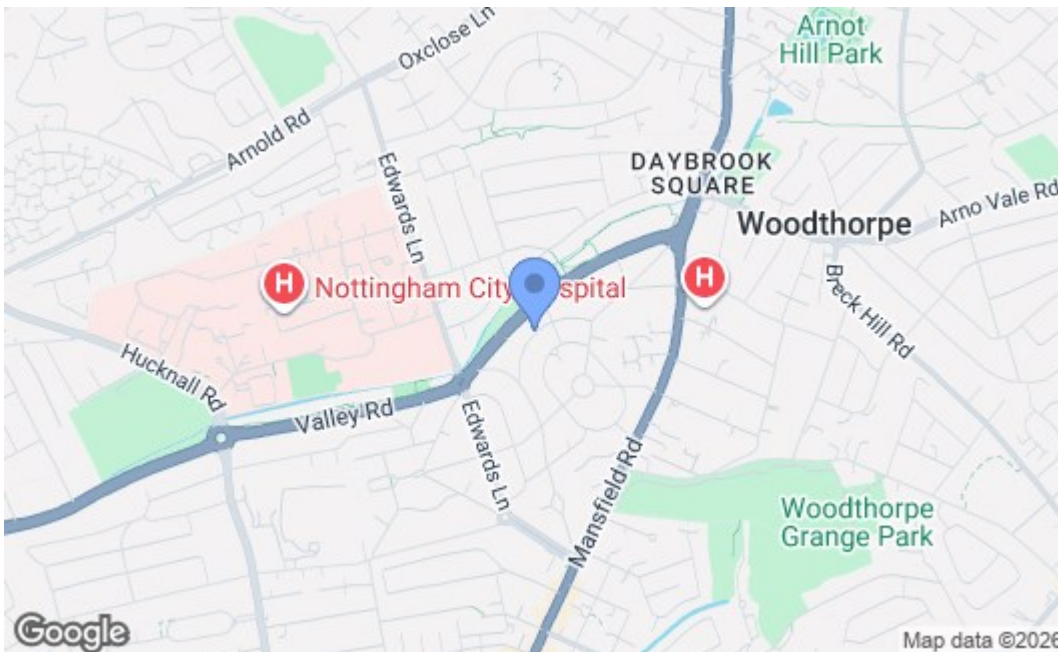
#### Rear of Property

To the rear of the property there is an enclosed rear garden with patio area, steps leading down to an artificial lawn, large shed providing useful additional storage space, a range of plants and shrubbery planted to the borders, land to the side which is fenced with gated access.

### Agents Notes: Additional Information

Council Tax Band: A  
Local Authority: Nottingham  
Electricity: Mains supply  
Water: Mains supply  
Heating: Mains gas  
Septic Tank : No  
Broadband: BT, Sky, Virgin  
Broadband Speed: Standard 15mbps 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			
(69-80) C			
(55-68) D			
(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.