



Ribblesdale Road,
Sherwood Dales, Nottingham
NG5 3GY

£525,000 Freehold



**** IDEAL FAMILY HOME ** SHERWOOD DALES ****

Robert Ellis Estate Agents are proud to bring to the market this **OUTSTANDING FIVE BEDROOM, THREE STOREY FAMILY HOME** SITUATED WITHIN THE HEART OF 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 City centre.

You are welcomed by the sheltered, decked porch which leads through the Front door into the grand hallway with wooden flooring. Off the hallway is the sitting room, lounge, downstairs WC, modern kitchen diner with fitted units, utility room and office space. The ground floor also hosts internal access to the double garage which has been separated into two spaces with electric up and over doors.

Stairs lead to the first landing with superb arch window, first double bedroom, two double bedroom, third double bedroom, fourth double bedroom, family bathroom featuring a four piece suite with walk in shower and his & her sinks. Alongside this, you are able to enjoy the roof terrace with a wooden pergola.

Stairs lead to the second landing which offers ample space to use as a 'gym' area, storage cupboard, attic room with storage into the eave and en-suite with a bath and access into the eave for ample storage.

To the rear of the property is an enclosed garden with patio area, steps leading down to a laid to lawn with plenty of shrubbery and flowers. When in bloom, the garden is a very private area allowing prospective buyers to enjoy the home with ease. The home also offers ample parking for at least 4 cars on the driveway.

A viewing is **HIGHLY RECOMMENDED** to appreciate the **SIZE, LOCATION** and **SPECIFICATION** of this **FANTASTIC OPPORTUNITY**- Contact the office on 01 15 648 5485 before it is too late!



Hallway

17'5" x 10'10" approx (5.31m x 3.31m approx)

Wall mounted radiator, wooden frame opaque double glazed windows and UPVC double glazed front door with opaque window, wooden flooring.

Ground Floor w.c.

4'9" x 4'4" approx (1.45m x 1.32m approx)

Vinyl flooring, wall mounted radiator, low flush w.c., corner wall mounted sink with dual heat tap.

Lounge

14'0" x 12'0" approx (4.28m x 3.67m approx)

UPVC double glazed bay window to the front, wall mounted double radiator, electric fireplace and surround and picture rail, wooden flooring.

Sitting Room

15'11" x 13'10" approx (4.87m x 4.23m approx)

Picture rail, UPVC double glazed bay window with French doors, two wall mounted radiators, electric fireplace with marble surround, opaque UPVC double glazed window, wooden flooring.

Kitchen Diner

20'4" x 12'5" approx (6.21m x 3.81m approx)

Double wall mounted radiator, UPVC double glazed window, UPVC double glazed French doors, fitted wall and base units, four ring induction boost Russell Hobbs hob with an extractor fan above, integrated sink with dual heat tap, Bosch oven and grill, space for an American fridge freezer, tall wall mounted radiator, integrated Whirlpool microwave, vinyl flooring.

Utility Room

9'1" x 8'7" approx (2.78m x 2.63m approx)

UPVC double glazed sliding doors, fitted wall and base units, space for washing machine and dryer, under unit lighting and stainless steel sink with dual heat tap, wall mounted radiator.

Office

9'7" x 7'8" approx (2.94m x 2.35m approx)

Vinyl flooring and power.

First Floor Landing

15'7" x 8'5" approx (4.75m x 2.58m approx)

Wall mounted radiator, carpeted flooring, opaque UPVC double glazed arched window, doors to the bedrooms, roof terrace and bathroom.

Bedroom 1

15'10" x 12'8" approx (4.83m x 3.87m approx)

Wall mounted radiator, UPVC double glazed bay window and opaque UPVC double glazed window, wooden flooring.

Bedroom 2

13'11" x 12'0" approx (4.26m x 3.66m approx)

Wall mounted radiator, UPVC double glazed bay window to the front and wooden flooring.

Bedroom 3

12'5" x 9'10" approx (3.81m x 3m approx)

Laminate flooring, wall mounted radiator, UPVC double glazed window, built-in understairs storage cupboard (1.63m x 0.76m) with laminate flooring.

Bedroom 4

9'0" x 10'10" approx (2.75m x 3.32m approx)

Laminate flooring, wall mounted radiator, UPVC double glazed bay window.

Bathroom

15'9" x 10'0" approx (4.82m x 3.06m approx)

Wall mounted towel radiator, walk-in double shower with waterfall shower head and fully tiled walls, opaque UPVC double glazed window, second towel radiator, his and her sinks with dual heat taps, partially tiled walls, fitted vanity unit with storage, low flush w.c., sunken bath with dual heat tap, opaque UPVC double glazed windows and vinyl flooring. Built-in storage cupboard (0.46m x 0.71m) housing the Glow Worm boiler and water tank.

Terrace

21'10" x 21'2" approx (6.68m x 6.47m approx)

A decked terrace with shelter.

Second Floor Landing

13'0" x 10'10" approx (3.97m x 3.32m approx)

Carpeted flooring, wall mounted radiator, UPVC double glazed windows and double glazed wooden frame Velux window.

Attic Room

15'6" x 11'1" approx (4.74m x 3.39m approx)

Carpeted flooring, wall mounted radiator and wooden frame double glazed Velux window. Built-in storage to the eaves (1.25m x 0.72m). Built-in storage cupboard (1.19m x 1.08m) with carpeted flooring.

En-Suite

9'6" x 8'5" approx (2.91m x 2.59m approx)

Wooden frame Velux window, wall mounted towel radiator, sink with dual heat tap, partially tiled walls, low flush w.c., bath with dual heat tap.

Storage

9'1" x 3'1" approx (2.77m x 0.96m approx)

Outside

To the front of the property there is ample parking for at least four cars with a flower bed to the front and decked porchway entering into the property.

To the rear there is an enclosed garden with a patio area having steps to a lawned garden and patio area, shrubs, flower beds and a gate giving access to the fields at the rear.

Double Garage

The garage has been split into two.

Section 1

16'5" x 10'5" approx (5.02m x 3.2m approx)

Up and over electric door.

Section 2

9'4" x 19'5" approx (2.86m x 5.92m approx)

With electric up and over door and power.

Council Tax

Nottingham Council Band E

Property To Sell?

If you are considering selling your property, Robert Ellis Estate Agents would be delighted to provide a FREE PROPERTY VALUATION. Call us today to make an appointment on 0115 648 5485!





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			75
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		45	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.