

**Elton Mews**  
**Sherwood, Nottingham NG5 1EW**

**Asking Price £220,000 Freehold**

A THREE BEDROOM MODERN MID-TERRACE WITH DRIVEWAY AND GARAGE.  
VIEWING RECOMMENDED.



Robert Ellis are delighted to bring to the market this deceptively spacious three-bedroom mid-terraced home, offering a superb opportunity for first time buyers, growing families or investors alike. Ideally positioned just a short walk from the vibrant Sherwood High Street – home to a wide variety of shops, bars, cafés and restaurants – the property is also well placed for local schools, amenities and excellent transport links into the City Centre.

The property has been improved by the current owners, including the installation of a fantastic refitted modern kitchen, offering a stylish and practical space that's perfect for everyday living and entertainment. The accommodation briefly comprises an entrance hallway, spacious living room and the open kitchen/diner to the rear, providing access out to the enclosed courtyard style garden.

On the first floor there are three bedrooms and a three-piece bathroom suite.

Outside, the rear garden is a low-maintenance, enclosed courtyard-style space – ideal for relaxing or dining outdoors – while a driveway and garage to the rear offer off-street parking and storage.

An excellent opportunity to purchase a home that's ready to move into located in this ever-popular location.

Early viewing comes highly recommended. Contact the team at Robert Ellis to arrange your appointment.



## Front of Property

To the front of the property there is a low maintenance garden with pathway leading to the front entrance door, wall to the front boundary, mature shrubs and trees planted to the borders.

## Entrance Porch

4'7" x 4'06" approx (1.40m x 1.37m approx)

Modern double glazed door to the front elevation with UPVC double glazed window to the side, linoleum floor covering, ceiling light point, built-in storage cabinet providing useful additional storage space, panelling to the wall with coat hooks, internal glazed door leading through to the main living room.

## Living Room

16'01" x 12' approx (4.90m x 3.66m approx)

UPVC double glazed picture window to the front elevation, two feature wall mounted double radiators, recessed spotlights to the ceiling, laminate floor covering, pendant ceiling lighting, feature decorative acoustic panelling, with internal glazed door leading to the inner lobby.

## Inner Lobby

2'9" x 3'09" approx (0.84m x 1.14m approx)

Staircase leading to the first floor landing, laminate floor covering, internal glazed door leading through to the open plan dining kitchen.

## Dining Kitchen

11'01" x 16'02" approx (3.38m x 4.93m approx)

This bright modern kitchen benefits from having a range of contemporary wall and base units incorporating stone work surfaces above, 1 1/2 bowl stainless steel undercounter mounted sink with swan neck mixer tap over, four ring stainless steel gas hob with integrated oven below and stainless steel extractor hood above, space and plumbing for automatic washing machine, integrated dishwasher, feature vertical radiator, recessed spotlights to the ceiling with pendant lighting, UPVC double glazed window to the rear elevation, UPVC double glazed French doors leading to the low maintenance enclosed rear garden, feature tiled splashbacks, archway leading to pantry providing useful additional storage space, space and point for a freestanding fridge freezer, peninsular breakfast bar providing useful additional storage below and further seating space.

## Pantry

3' x 5'09" approx (0.91m x 1.75m approx)

Recessed spotlights to the ceiling, shelving providing useful additional storage space, light and power, laminate floor covering.

## First Floor Landing

Loft access hatch, ceiling light point, panelled doors leading off to:

## Family Bathroom

7'06" x 5'11" approx (2.29m x 1.80m approx)

UPVC double glazed window to the rear elevation, three piece suite comprising panelled bath with electric shower above, pedestal wash hand basin, low level flush WC, tiled splashbacks, ceiling light point, storage cabinet, wall mounted light incorporating shaver point, storage cupboard housing the Viessmann combination boiler that was installed in 2023 providing hot water and central heating to the property.

## Bedroom One

9'06" x 12'01" approx (2.90m x 3.68m approx)

UPVC double glazed window to the front elevation, wall mounted radiator, built-in wardrobes and storage providing additional storage space along with inset lighting, further wardrobe providing additional storage, dressing table, part panelling to wall, ceiling light point.

## Bedroom Two

9'10" x 10'7" approx (3.00m x 3.23m approx)

UPVC double glazed window to the rear elevation, wall mounted radiator, built-in wardrobe providing additional storage space, part panelling to wall, ceiling light point.

## Bedroom Three

29'6" x 9'10" x 19'8" x 19'8" approx (9'03" x 6'06" approx)

UPVC double glazed window to the front elevation, ceiling light point, wall mounted radiator.

## Rear of Property

To the rear of the property there is a sunny west facing low maintenance garden incorporating fencing to the boundaries, outside lighting, paved patio area, access to the freestanding brick built garage, secure gated access to the front elevation providing further access to the front of the garage and the driveway.

## Garage

8'04" x 17'07" approx (2.54m x 5.36m approx)

Up and over door to the front elevation, side access door with window to the side, providing useful additional storage space.

## Agents Notes: Additional Information

Council Tax Band: B

Local Authority: Nottingham

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank: No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 20Mbps Ultrafast 1800Mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

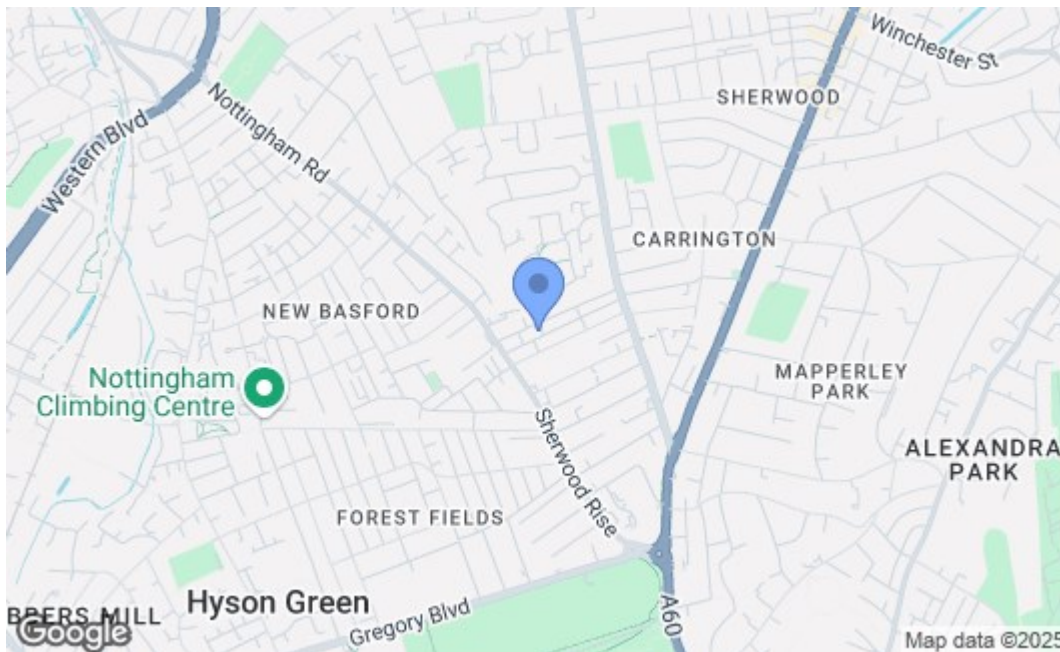
Flood Defences: No

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			87
(81-91) B			
(69-80) C			
(55-68) D		64	
(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.