Robert Ellis

look no further...

Retford Road,
Sherwood, Nottingham
NG5 1FZ

£300,000 Freehold

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GUIDE PRICE £300,000 - £ 310,000

This spacious, well-presented three-bedroom detached family home is situated in a sought-after area of Nottingham. Perfect for growing families, this property offers ample living space, a large L-shaped garden, and excellent potential for modernisation.

The ground floor boasts a bright and airy open-plan lounge/diner, providing a fantastic space for both relaxing and entertaining. The lounge area is complemented by a dining space, making it ideal for family meals or social gatherings. Adjacent to the living areas, there is a convenient downstairs WC for added practicality.

The kitchen is well-sized and offers plenty of potential for further improvement or updating, with ample storage and workspace.

Upstairs, the property features three generously sized bedrooms, each offering flexible space for various uses. The family bathroom is also located on the first floor, providing essential facilities for the home.

Externally, the property benefits from a large L-shaped garden, offering plenty of space for outdoor activities, gardening, or simply enjoying the fresh air. To the front of the house, a driveway provides off-road parking, leading to the attached garage, offering additional storage or potential for conversion.

This family home is ideally located close to local amenities, schools, and parks, with excellent transport links to Nottingham city centre. A perfect home for families looking for space and convenience in a peaceful residential area.

Don't miss the opportunity to view this fantastic property – book your viewing today!

Entrance Hallway
Double glazed entrance door with surrounding windows leading to entrance hallway comprising wood effect laminate flooring, wall mounted radiator, door to downstairs WC, spotlights to ceiling, stairs to first floor, doors leading off to kitchen and lounge, feature window to the side elevation.

Downstairs WC
3'8" x 4'6" approx (1.14 x 1.38 approx)
Tiled flooring, tiled splashbacks, single glazed window to the side elevation, extractor fan, WV, vanity handwash basin with mixer tap.

Open Plan Lounge Diner
11'5" x 34'8" approx (3.49 x 10.59 approx)
UPVC double glazed bay window to the front elevation, wall mounted radiator, wood effect laminate flooring, gas fire with tiled hearth and surround, spotlights to the ceiling, UPVC double glazed sliding door to the rear elevation, door to kitchen.

Kitchen
16'6" x 7'10" approx (5.04 x 2.39 approx)
Tiled flooring, UPVC double glazed window to the rear elevation, tiled splashbacks, coving to the ceiling, a range of wall base and drawer units with work surfaces over incorporating triple sink unit with mixer unit, 5 ring gas hob with oven below, space and plumbing for washing machine, space and point for tumble dryer, space and point for fridge freezer, wall mounted radiator, door to entrance hallway, UPVC double glazed door to the side elevation giving access to the rear garden.

First Floor Landing
Carpeted stairs and flooring to landing, UPVC double glazed window to the side elevation, doors to rooms.

Bedroom 1
11'9" x 11'5" approx (3.59 x 3.48 approx)
UPVC double glazed window to the rear elevation, wall mounted radiator, wood effect laminate flooring.

Bedroom 2
12'5" x 12'0" approx (3.80 x 3.66 approx)
UPVC double glazed bay window to the front elevation, wall mounted radiator, wood effect laminate flooring.

Bedroom 3
7'4" x 7'1" approx (2.25 x 2.18 approx)
UPVC double glazed window to the front elevation, wall mounted radiator, wood effect laminate flooring.

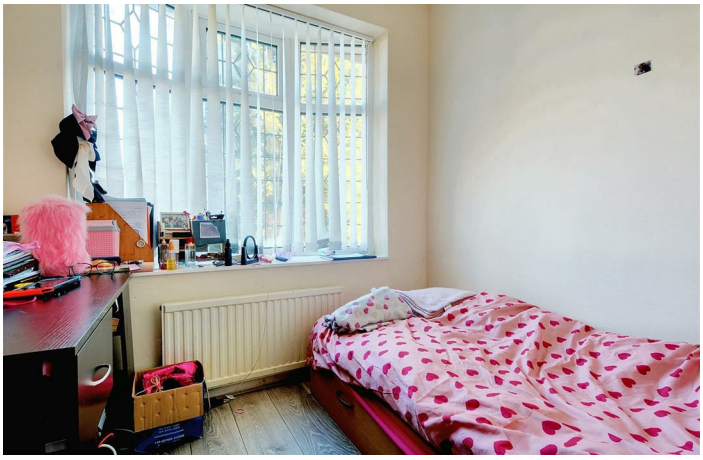
Bathroom
7'10" x 8'5" approx (2.41 x 2.59 approx)
Linoleum flooring, tiled splashbacks, UPVC double glazed window to the side and rear elevations, wall mounted radiator, WC, handwash basin with mixer tap, bath with mixer tap and shower attachment, shower cubicle with mains fed shower, heated towel rail, access to the loft.

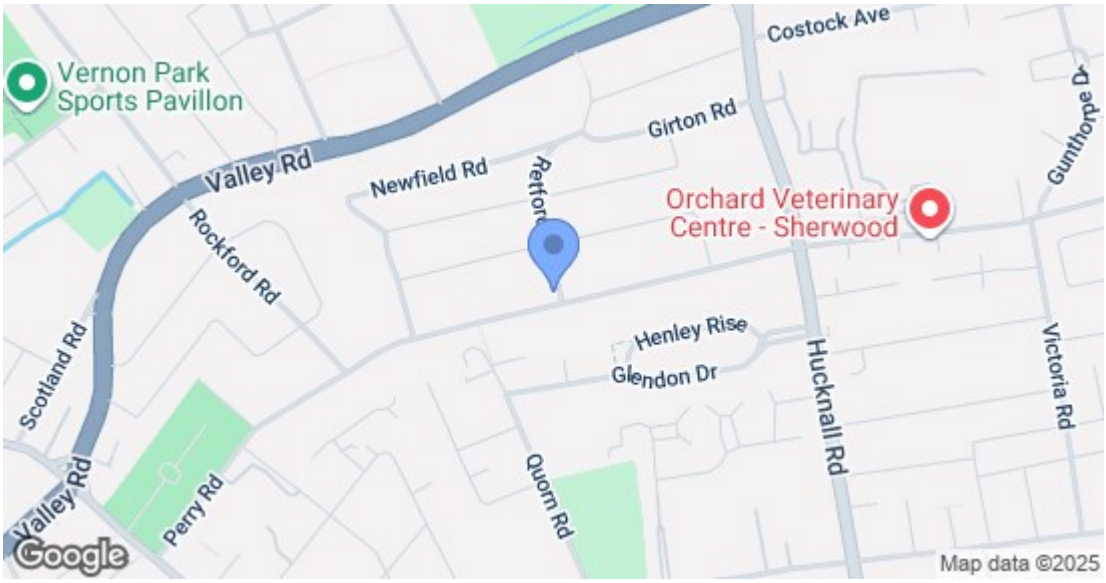
Rear of Property
To the rear of the property there is a large lawned L-shaped enclosed garden incorporating a pond surrounded by fencing with side gate giving access to the front of the property.

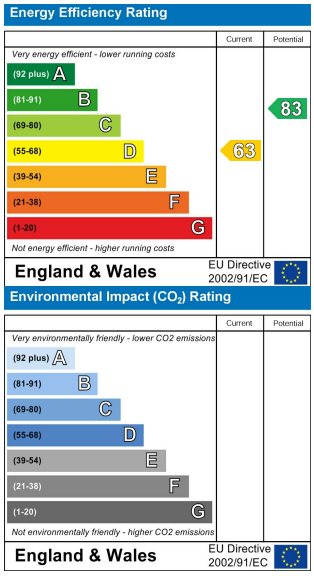
Garage
8'3" x 19'4" approx (2.53 x 5.91 approx)
Two up and over doors to the front and rear of the garage, power and lighting.

Front of Property
To the front of the property there is a lawned area and driveway providing off the road parking for one vehicle, surrounded by walled and hedged boundaries, access to the garage and side gate leading to the rear of the property.

Agents Notes: Additional Information
Council Tax Band: D
Local Authority: Nottingham
Electricity: Mains supply
Water: Mains supply
Heating: Mains gas
Septic Tank : No
Broadband: BT, Sky, Virgin
Broadband Speed: Standard 20mbps Ultrafast 1000mbps
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







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.

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