



Hartington Road
Sherwood, Nottingham NG5 2GU

A FOUR BEDROOM, DETACHED FAMILY
HOME SITUATED IN SHERWOOD,
NOTTINGHAM.

Asking Price £650,000 Freehold



FOUR BEDROOM DETACHED FAMILY HOME – FREESTANDING GARAGE, GATED DRIVEWAY & HIGH-QUALITY FINISH

Robert Ellis Estate Agents are delighted to present this **OUTSTANDING FOUR BEDROOM DETACHED HOME**, ideally positioned in the ever-popular **SHERWOOD** area of Nottingham.

Finished to a **HIGH STANDARD** throughout, this beautifully appointed home offers **TWO BATHROOMS**, **MULTIPLE RECEPTION AREAS**, and a stunning **BREAKFAST KITCHEN** that flows into a bright and airy **GARDEN ROOM** – ideal for modern family living. French doors open onto a private, low-maintenance garden with patio and established borders.

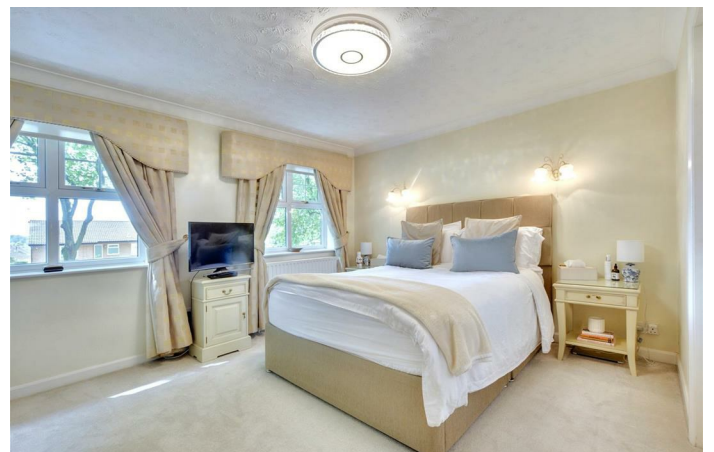
To the front, a **GATED DRIVEWAY** provides ample off-street parking and leads to a **FREESTANDING GARAGE**.

Located just off Mansfield Road (A60), the property enjoys **EXCELLENT TRANSPORT LINKS** to Nottingham City Centre and surrounding areas, and is within walking distance of Sherwood's vibrant high street, offering a range of shops, bars, restaurants, and access to the tram network.

Accommodation comprises an entrance hallway, spacious L-shaped lounge/dining room with feature fireplace, ground floor WC, breakfast kitchen with integrated appliances, utility room, and garden room. To the first floor are four well-proportioned bedrooms, a **MODERN FAMILY BATHROOM**, and an **EN-SUITE** to the master bedroom. Outside, there is a **LARGE GATED DRIVEWAY** to the front and side, with a landscaped rear garden providing the perfect outdoor space.

Located in a **SOUGHT-AFTER AREA** and presented in move-in condition, this property is a **MUST SEE**.

CONTACT US NOW to arrange your viewing and avoid missing out on this fantastic opportunity.



Entrance Hallway

3'6 x 9'05 approx (1.07m x 2.87m approx)

With a UPVC double glazed leaded door to the front elevation providing access to inner entrance hallway comprising ceiling light point, coving to the ceiling, wall mounted radiator, alarm control panel, secure entry door system, archway leading through to inner hallway, panelled door leading off to ground floor cloakroom.

Ground Floor Cloakroom

2'11 x 6'08 approx (0.89m x 2.03m approx)

Refitted cloakroom suite comprising low level flush WC, semi-recessed vanity wash hand basin with storage cupboard below, feature tiled splashbacks, wall mounted radiator, tiling to the floor, coving to the ceiling, ceiling light point, UPVC double glazed window to the side elevation.

Inner Entrance Hallway

13'07 x 7'08 approx (4.14m x 2.34m approx)

UPVC double glazed window to the side elevation, staircase leading to the first floor landing, ceiling light point, coving to the ceiling, dado rail, wall mounted double radiator, built-in storage cupboards providing ample additional cloak storage space, panelled doors leading off to:

Living Room

11'11 x 23'05 approx (3.63m x 7.14m approx)

UPVC double glazed bay window to the front elevation, two UPVC double glazed windows either side of the feature fireplace incorporating brick chimney, brick hearth and cast iron multi-fuel burner, dado rail, wall mounted radiator, wall light point, archway open through to the dining area.

Dining Area

9'01 x 9'09 approx (2.77m x 2.97m approx)

UPVC double glazed window to the front elevation, coving to the ceiling, wall mounted double radiator, dado rail, wall light point, open through to main living room.

Dining Kitchen

10'1 x 20'4 approx (3.07m x 6.20m approx)

With a range of matching wall and base units incorporating laminate worksurfaces over, 1 1/2 bowl sink with swan neck mixer tap over, five ring stainless steel gas hob with extractor hood above, integrated dishwasher, integrated eye level double oven, tiling to the floor, tiled splashbacks, UPVC double glazed window to the rear elevation, ceiling light points, double glazed French doors leading through to the conservatory with sliding door leading through to the utility room, separate seating area for dining with storage shelves.

Utility Room

4'10 x 9'10 approx (1.47m x 3.00m approx)

UPVC double glazed leaded door to the side elevation, a range of matching wall and base units incorporating laminate worksurfaces over, tiling to the floor, tiling to the walls, coving to the ceiling, ceiling light point, space and plumbing for an automatic washing machine, space and point for a freestanding tumble dryer, Viessman gas central heating combination boiler providing hot water and central heating to the property housed within matching cabinet, integrated fridge freezer.

Conservatory

11'2 x 10'7 approx (3.40m x 3.23m approx)

UPVC double glazed windows to the side elevation, sliding double glazed door leading to the landscaped garden to the rear, wall mounted double radiator providing year round use, wall light points, light and power.

First Floor Landing

9'01 x 7'7 approx (2.77m x 2.31m approx)

UPVC double glazed window to the side elevation, coving to the ceiling, wall light point, dado rail, loft access hatch, wall mounted radiator, built-in linen cupboard providing further storage, panelled doors leading off to:

Bedroom One

14'2 x 13'08 approx (4.32m x 4.17m approx)

Two UPVC double glazed windows to the front elevation, wall mounted double radiator, coving to the ceiling, ceiling light point, built-in wardrobes providing ample storage space, panelled door leading to en-suite shower room.

En-Suite Shower Room

5'9 x 8'10 approx (1.75m x 2.69m approx)

Modern three piece suite comprising walk-in shower enclosure with rainwater shower

head above, low level flush WC, vanity wash hand basin with storage cupboards below, UPVC double glazed window to the side elevation, tiled splashbacks, recessed spotlights to the ceiling, illuminated mirror, heated towel rail, large format tiling to the floor, extractor fan.

Bedroom Two

10'1 x 13'03 approx (3.07m x 4.04m approx)

UPVC double glazed window to the rear elevation, wall mounted radiator, ceiling light point, coving to the ceiling, ceiling rose, built-in double wardrobe.

Bedroom Three

11'9 x 11'11 approx (3.58m x 3.63m approx)

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

Family Bathroom

7'05 x 7'06 approx (2.26m x 2.29m approx)

Three piece suite comprising corner panel bath with mains fed shower above, vanity wash hand basin, low level flush WC, wall mounted double radiator, built-in storage cabinets, tiling to the walls, tiling to the floor, coving to the ceiling, UPVC double glazed window to the side elevation.

Bedroom Four

10' x 10'09 approx (3.05m x 3.28m approx)

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

Outside

Front of Property

The property sits in a self-contained private plot of a sought after road with secure gated access to the front elevation, fencing to the boundaries, spacious block paved driveway extending to the side of the property providing ample off the road vehicle hardstanding with shrubs planted to the borders and a pathway to the front entrance door.

To the rear of the driveway there is a freestanding brick-built garage/workshop.

Garage

16'11 x 14'11 approx (5.16m x 4.55m approx)

Double electric up and over door to the front elevation with light and power.

Rear of Property

To the rear of the property the garden has been well landscaped to create a secluded courtyard featuring mature well stocked raised borders whilst also offering additional seating and dining areas.

Agents Notes: Additional Information

Council Tax Band: E

Local Authority: Nottingham

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank: No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 11mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

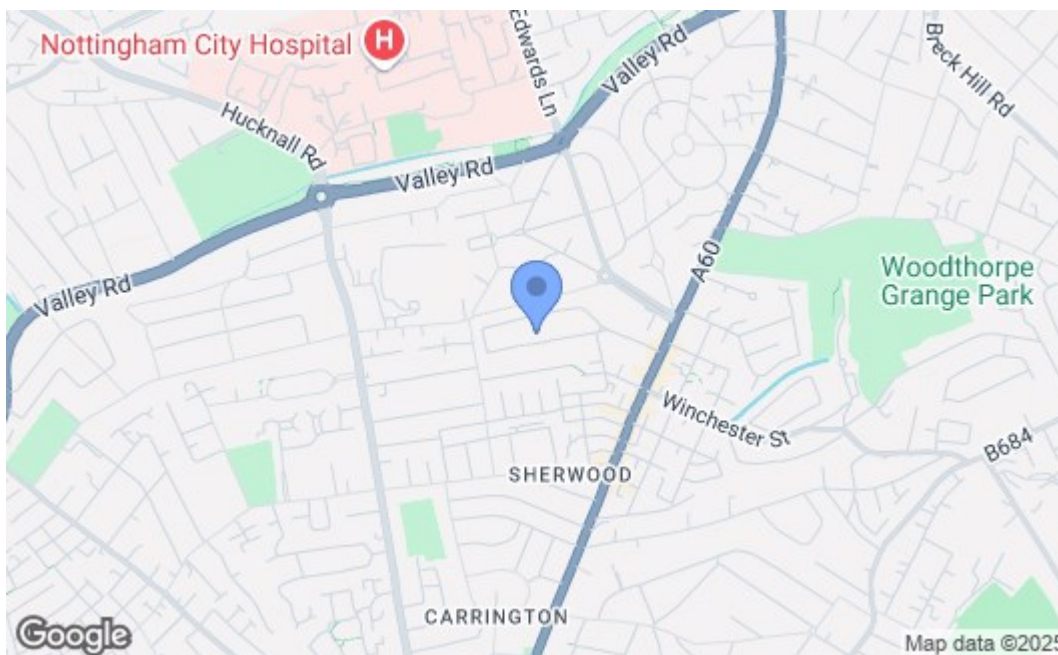
Flood Defences: No

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		61	75
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO₂) Rating			
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.