

| Private Road | Sherwood | Nottingham | NG5 4DD

**Robert Ellis**  
RESIDENTIAL



# | Private Road | Sherwood | Nottingham | NG5 4DD

## Entrance Porch

19'3" x 8'5" approx (5.89m x 2.59m approx)  
Tiled flooring, wooden single glazed double doors with wooden single glazed windows above, steps into the property, original door and decor with stained glass window, access to the garage and swimming pool.

## Hallway

29'10" x 6'4" approx (9.11m x 1.94m approx)  
Original tiled flooring with feature pattern, feature dado rail and original woodwork throughout, wall mounted radiator, understairs storage and doors to:

## Office

15'8" x 15'1" approx (4.79m x 4.62m approx)  
Carpeted flooring, aluminium double glazed sliding doors into the rear porch, original stained glass windows, double wall mounted radiator, original feature fireplace, picture rail and coving to ceiling.

## Lounge

31'4" x 17'0" approx (9.56m x 5.19m approx)  
This versatile larger than average reception room is currently being used as a sitting room and music room. Carpeted flooring, feature bay window incorporating French doors leading out to the front garden, and additional windows with original wooden single glazed sash window and internal double glazed units, three wall mounted radiators, feature inglenook fireplace and additional Adam's style fireplace.

## Dining Room

14'5" x 14'2" approx (4.41m x 4.34m approx)  
Carpeted flooring, picture rail, archway through to:

## Garden Room

13'1" x 10'11" approx (4m x 3.33m approx)  
Wooden flooring, double wall mounted radiator, UPVC double glazed windows to the rear alongside a UPVC double glazed door, wooden frame double glazed sky light, internal single glazed wooden window to the kitchen.

## Kitchen Diner

30'10" x 12'11" approx (9.42m x 3.94m approx)  
Bay window with double glazed bay wooden framed window to the rear, wall mounted radiator, double wall mounted radiator, double glazed wooden frame window to the side. Fitted wall and base units with a four ring gas hob with extractor over, integrated Hotpoint oven and grill, stainless steel sink with dual heat tap, partly tiled walls, tiled flooring, UPVC double glazed door to the side and dining area.

## Pantry

6'0" x 3'4" approx (1.84m x 1.04m approx)

## Storage Cupboard

7'9" x 3'4" approx (2.38m x 1.02m approx)  
Wooden flooring.

## Rear Lobby

13'2" x 7'7" approx (4.02m x 2.32m approx)  
Original wooden flooring, UPVC double glazed window to the rear with two wooden frame double glazed sky lights.

## Swimming Pool

47'4" x 47'4" approx (14.45m x 14.44m approx)  
UPVC double glazed opaque door and window, feature Jacuzzi in the corner, three opaque double glazed windows to the side with UPVC double glazed windows and door to the rear. To enter the room you go through UPVC double glazed sliding doors, fully tiled flooring.

## Shower Room

6'3" x 5'10" approx (1.91m x 1.8m approx)  
Tiled flooring, low flush w.c., corner wash hand basin with hot and cold taps and walk-in double shower with hand held shower having a dual tap only and a wooden opaque single glazed window.

## Lobby

4'2" x 3'10" approx (1.28m x 1.17m approx)  
Carpeted flooring.

## Ground Floor Shower Room

10'9" x 6'4" approx (3.28m x 1.95m approx)  
Low flush w.c., walk-in double shower with hand held shower only and dual tap, opaque wooden single glazed windows, wash hand basin with dual heat tap and vanity cupboard under, wall mounted radiator, carpeted flooring and partially tiled flooring.

## First Floor Landing

14'7" x 14'3" approx (4.47m x 4.35m approx)  
Carpeted flooring with original stained glass feature window leading up the staircase, wall mounted radiator and double wall mounted radiator. Doors to:

## Bedroom 1

14'3" x 13'10" approx (4.35m x 4.22m approx)  
Two wall mounted radiators, UPVC double glazed feature bay window to the front, carpeted flooring and original door.

## En-Suite

10'9" x 7'3" approx (3.28m x 2.21m approx)  
Carpeted flooring, half tiled walls, wall mounted double radiator, single glazed original wooden sash windows, walk-in double shower with hand held shower, wash hand basin having dual hot water tap with vanity cupboard under, bidet and low flush w.c.

## Dressing Room

7'8" x 6'0" approx (2.34m x 1.85m approx)  
Carpeted flooring.

## Bedroom 2

16'11" x 15'1" approx (5.17m x 4.6m approx)  
Carpeted flooring, two wall mounted radiators, UPVC double glazed windows to the front and side and original door.

## En-Suite

9'4" x 6'1" approx (2.85m x 1.86m approx)  
Walk-in double shower with hand held shower, low flush w.c., bidet and wash hand basin with dual heat taps with vanity cupboard under, original single glazed wood window with internal UPVC double glazing, wall mounted double radiator.

## Bedroom 3

14'6" x 13'11" approx (4.43m x 4.25m approx)  
UPVC double glazed bay window with views over Nottingham to the rear, wall mounted double radiator and wall mounted single radiator, original single glazed window to the side with internal double glazing and original door.

## Bedroom 4

14'7" x 14'3" approx (4.46m x 4.35m approx)  
Two wall mounted radiators, UPVC double glazed bay window to the rear, carpeted flooring and original door.

## Bathroom

9'4" x 7'3" approx (2.86m x 2.21m approx)  
Carpeted flooring with steps leading to the corner bath having a dual heat bath with shower over again with dual heat water source, low flush w.c., bidet, wash hand basin with dual heat tap with a vanity unit under, fully tiled walls with wall mounted radiator, original single glazed wooden frame window with UPVC internal double glazed unit in front.

## Storage Cupboard

7'4" x 6'5" approx (2.24m x 1.96m approx)  
Carpeted flooring.

## Garage

18'9" x 18'4" approx (5.72m x 5.6m approx)  
Electric double door, housing the boiler, tank.

## Top Floor Self Contained Apartment

## Hallway

22'9" x 14'2" approx (6.95m x 4.33m approx)  
Carpeted flooring, single glazed wooden frame window to the side and UPVC double glazed door to the side with stairs, access to:

## Kitchen Diner

25'9" x 15'8" approx (7.85m x 4.78m approx)  
Vinyl flooring, two wall mounted radiators, UPVC double glazed windows to the side and rear with views over Sherwood, fitted base units, four ring Hotpoint gas hob with electric oven under, space for washing machine and dishwasher, stainless steel sink with dual heat tap, partially tiled walls, storage cupboard.

## Lounge

14'0" x 13'10" approx (4.28m x 4.23m approx)  
Carpeted flooring, double wall mounted radiator, UPVC double glazed window to the front, feature fireplace with surround.

## Bedroom 1

15'1" x 12'10" approx (4.62m x 3.93m approx)  
UPVC double glazed windows to the front and side, carpeted flooring, double wall mounted radiator.

## Bedroom 2

14'2" x 7'7" approx (4.34m x 2.32m approx)  
Carpeted flooring, wall mounted radiator, single glazed wooden frame window to the rear with internal double glazed unit installed.

## Bathroom

9'4" x 6'7" approx (2.85m x 2.01m approx)  
Vinyl flooring, wall mounted radiator, partially tiled walls, bath with hot and cold taps and hand held shower over, low flush w.c., wash hand basin with hot and cold taps and UPVC double glazed window to the side.

## Storage Room

9'5" x 3'9" approx (2.88m x 1.15m approx)  
Vinyl flooring and single glazed sky light with wooden fame, shelving.

## AGENTS NOTES:-

We would like to make buyers aware that the central heating system is ran from a Pellet boiler as a none domestic system covering the heating of the two properties. Purchasers will benefit from a government grant that is covering the heating costs for both dwellings for a further 11 years. For additional information on the houses' running costs, please contact the office and we will be able to advise.



**\*\* UNIQUE OPPORTUNITY \*\* \*\* VIEWING HIGHLY RECOMMENDED \*\* \*\* NO UPWARD CHAIN\*\***

Robert Ellis Estate Agents are delighted to offer to the market this spacious, six bedroom family home incorporating a self contained, two bedroom apartment as a separate dwelling. This will suit a whole range of buyers, especially those looking for character which includes many original features and much charm. We strongly recommend all interested parties to arrange a viewing today to appreciate the size and quality of this prestigious property.

The road is privately managed with a charge of £150.00 per annum to maintain the road and barrier. It is positioned off Mansfield Road (A60) which allows access to Sherwood's affluent high street with local retailers, shops, restaurants and bars. This also offers transport links to surrounding towns and Nottingham City centre which is within 15 minutes travel. You are also accessible to the tram via walking or 'park and ride' car park.

The current owners adapted the home to match their needs when they modernised the second floor to create a separate dwelling of a two bedroom apartment. This is a unique feature of the home and has been rented for many years, with a tenant currently in situ. For further information regarding the tenancy, please speak with our office. Throughout the home, the current owner has maintained beautiful features whilst allowing the home to grow by introducing new elements, such as the swimming pool and pellet heating system (see agents note).

The house stands proudly on a favourable plot with a large, block paved driveway, laid to lawn and mature gardens surrounding. This leads to the entrance porch which offers direct access to both the double garage and swimming pool/jacuzzi. You enter the home through the original front door featuring stain glass windows, into the grand hallway showcasing the original tiling and staircase. To your left, is the office which hosts a Victorian era, original fireplace of which the vendors have replicated in the lounge. Also off the hallway is the dual aspect lounge with feature bay window and beautiful framed fireplace with stunning detailing. You also have access to the dining room with arch to the garden room, and kitchen which has fitted wall and base units with a pantry and space for dining with views over the rear garden. Off the garden room is the rear lobby which leads to the heated swimming pool with jacuzzi and shower room. The ground floor also hosts a downstairs shower room and cloak storage.

As you follow the stairs to the first floor, you are subject to the stunning, stained glass windows shining upon the landing which offers access to bedrooms, bathroom and storage. The master bedroom offers wide



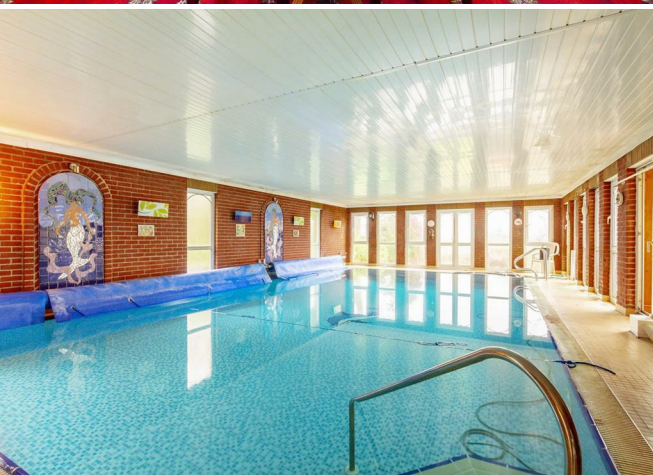


views over Nottingham with a dressing room, alongside shower room en suite. The second bedroom features dual aspect windows, with a large show room en suite. Off the landing are two storage cupboards and an airing cupboard, alongside the family bathroom hosting a three piece suite with corner bath.

As previously mentioned, the second floor has been converted into a separate two bedroom, self contained apartment which is accessed via its own external staircase. As you enter the apartment, you are welcomed into the spacious hallway. This offers access to the lounge with dual windows and feature fireplace, kitchen with dining space showing beams and further views over Sherwood and Mapperley. First double bedroom, second double bedroom, family bathroom with a modern three piece suite and ample storage cupboard. The apartment is currently let with a tenant in situ who has use of the driveway and gardens.

As you exit the property from the ground floor, you find yourself in the rear grounds which showcase laid to lawns, mature gardens and a beautiful pond. There is also an element of a 'secret garden' which you will need to view the home, to find out more. As you absorb the garden, you get the great feeling of space and privacy within this home making it ideal for any prospective buyers.

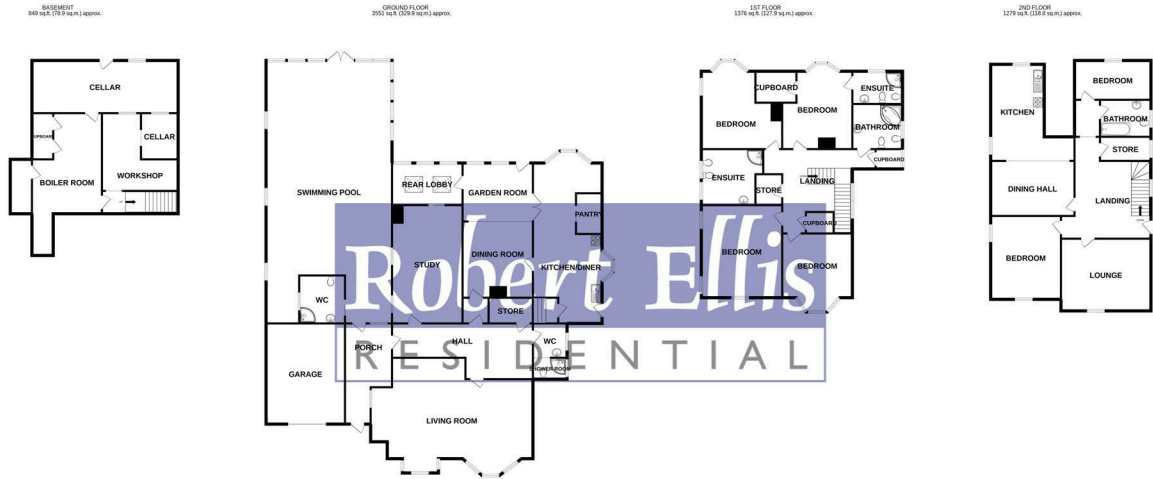
Please contact the office on 0115 648 5485 to arrange you viewing.



For more information or to arrange a viewing call **0115 648 5485**

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

TOTAL FLOOR AREA : 7056 sq.ft. (655.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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