



Alexandra Street  
Sherwood, Nottingham NG5 1AY

A GROUND FLOOR TWO/THREE  
BEDROOM APARTMENT WITH WITH  
ENCLOSED REAR GARDEN, CELLAR,  
DRIVEWAY AND GARAGE.

**Asking Price £270,000 Leasehold - Share of Freehold**



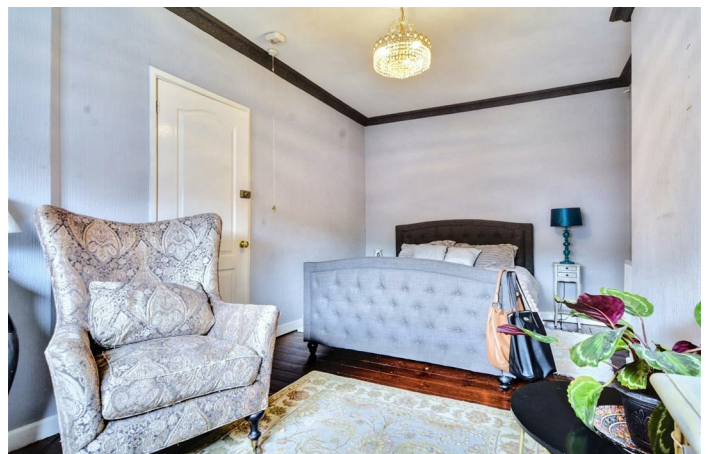
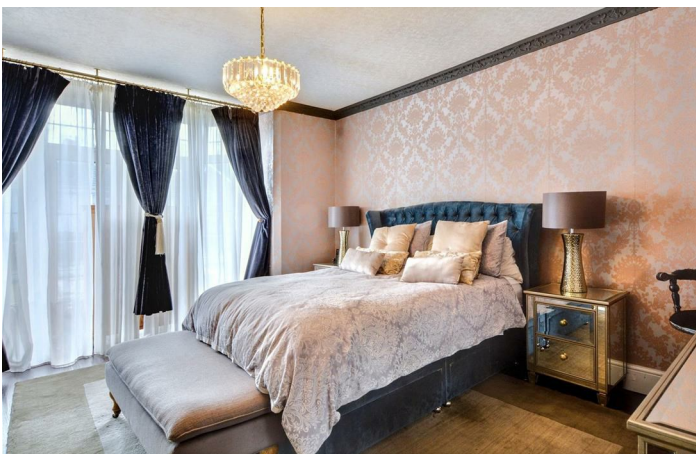
STUNNING APARTMENT, VIEWING A MUST!

Robert Ellis are delighted to bring to the market this exceptionally well-presented and renovated ground floor apartment, offering spacious accommodation throughout. Situated in the ever-popular area of Carrington, the property is conveniently located within easy reach of a range of shops, schools, and excellent transport links, making it perfect for a variety of buyers.

The accommodation includes an inviting entrance hall leading to a bright and airy bay-fronted living room, a generous dining room with access to a useful cellar, a modern fitted kitchen, and a stylish three-piece bathroom suite. From the inner hallway, there is access to two double bedrooms and a dressing room, also benefitting from a further three-piece bathroom suite.

Externally, the property is set back from the road with gated access to a driveway and a garage. The garage includes a kitchen suite and offers fantastic potential to be converted into a self-contained apartment (subject to the necessary planning permissions). To the rear, there is a large, private, and enclosed garden, featuring a well-maintained lawn and a charming water fountain, ideal for relaxing or entertaining.

This is a unique opportunity to acquire a stunning home that has been renovated to a high standard. An internal viewing is highly recommended to fully appreciate the quality of accommodation on offer. Selling with NO UPWARD CHAIN.



## Front of Property

To the front of the property there is a courtyard with gated driveway incorporating a car port providing ample additional vehicle hardstanding.

## Entrance Hallway

9'9" x 34'2" approx (2.97m x 10.41m approx)

UPVC double glazed entrance door with additional UPVC double glazed window to the side, access door to enclosed rear garden, wall mounted radiators, ceiling light points, coving to the ceiling, dado rail, Parquet wood flooring, panelled doors leading off to rooms.

## Dining Room

13' x 11'11" approx (3.96m x 3.63m approx)

UPVC double glazed window to the front elevation, strip wood flooring, coving to the ceiling, doors leading to both entrance hallways.

## Living Room

18'1" x 14'1" approx (5.51m x 4.29m approx)

This magnificent living room benefits from having UPVC double glazed French door bay window to the rear elevation leading out to the rear garden, two wall mounted radiators, strip wood flooring, original coving to the ceiling, feature Adam style fireplace incorporating marble hearth and back panel with inset electric fire, ceiling light point.

## Family Bathroom

9'2" x 6'2" approx (2.79m x 1.88m approx)

Modern three piece suite comprising walk in shower enclosure with mains fed shower and rain water shower head above, pedestal wash hand basin with mixer tap, low level flush WC, tiling to floor, tiling to walls, UPVC double glazed window to the side elevation, extractor fan, ceiling light point, wall mounted radiator, coving to the ceiling, built-in storage housing Potterton gas central heating combination boiler providing hot water and central heating to the property.

## Inner Entrance Hallway

14'07" x 4'6" approx (4.45m x 1.37m approx)

Strip wood flooring, ceiling light point, coving to the ceiling, panelled doors leading off to rooms.

## Bedroom One

18' x 14'1" approx (5.49m x 4.29m approx)

UPVC double glazed bay window to the rear elevation with French doors leading out to the enclosed rear garden, laminate floor covering, ceiling light point, ceiling rose, feature coving, feature decorative fireplace with marble hearth and back panel, television point, wall mounted double radiator.

## Bedroom Two

10'1" x 16'10" approx (3.07m x 5.13m approx)

UPVC double glazed picture window to the rear elevation, ceiling light point, ceiling rose, decorative coving to the ceiling, two wall mounted radiators, strip wood flooring.

## Bathroom

7'4" x 6'01" approx (2.24m x 1.85m approx)

Modern white three piece suite comprising P-shaped panelled bath with shower attachment over, low level flush WC, semi-recessed vanity hand wash basin with storage cupboard below, UPVC double glazed window to the front elevation, tiling to the walls, linoleum floor covering, ceiling light point, coving to the ceiling.

## Utility Room

7'10" x 7'3" approx (2.39m x 2.21m approx)

UPVC double glazed window to the front elevation, ceiling light point, coving to the ceiling, strip wood flooring, space and plumbing for automatic washing machine, wall mounted radiator.

This room is currently being utilised as a walk in wardrobe/utility area however could be converted into a 3rd bedroom subject to the buyers needs and requirements.

## Store

5'05" x 2'9" approx (1.65m x 0.84m approx)

UPVC double glazed window to the side elevation, ceiling light point, strip wood flooring, currently housing fridge freezer.

## Fitted Kitchen

10'8" x 11'2" approx (3.25m x 3.40m approx)

UPVC double glazed window to the side elevation, a range of matching wall and base

units with laminate worksurfaces over incorporating 1 1/2 bowl stainless steel sink and drainer unit with mixer tap above, 4 ring gas hob with stainless steel extractor hood over, integrated oven, integrated microwave, chrome heated towel rail, recessed spotlights to the ceiling, space and plumbing for a freestanding dishwasher.

## Rear of Property

This enclosed rear garden can be access from the master bedroom, living room or main entrance hallway, with secure gated access to the front elevation, garden laid to lawn with central water feature, raised flower beds, brick built walls to the boundaries, spacious patio area.

## Cellar

14'01" x 22' approx (4.29m x 6.71m approx)

Light, power and additional storage space.

## Gardeners WC

3' x 6' approx (0.91m x 1.83m approx)

Low level flush WC, wall mounted power point, wall light point.

## Annexe Rear Kitchen/Store

11'08" x 12' approx (3.56m x 3.66m approx)

Staircase leading to upper landing, wall mounted radiator, ceiling light point, power points, stainless steel sink with separate hot and cold taps over and storage below, wall mounted glow worm gas central heating combination boiler, panelled door leading through to garage.

## Garage

20'2" x 11'11" approx (6.15m x 3.63m approx)

Up and over door to the front elevation, light, power, internal door leading through to rear annexe kitchen/store.

## Upstairs Store One

19'06" x 12'1" approx (5.94m x 3.68m approx)

UPVC windows to side elevation, light, power, panelled door leading to store two.

## Upstairs Store Two

12'5" x 11'11" approx (3.78m x 3.63m approx)

With light and power.

## Agents Notes: Additional Information

Council Tax Band: C

Local Authority: Nottingham

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank: No

Broadband: BT, Sky

Broadband Speed: Standard 20mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

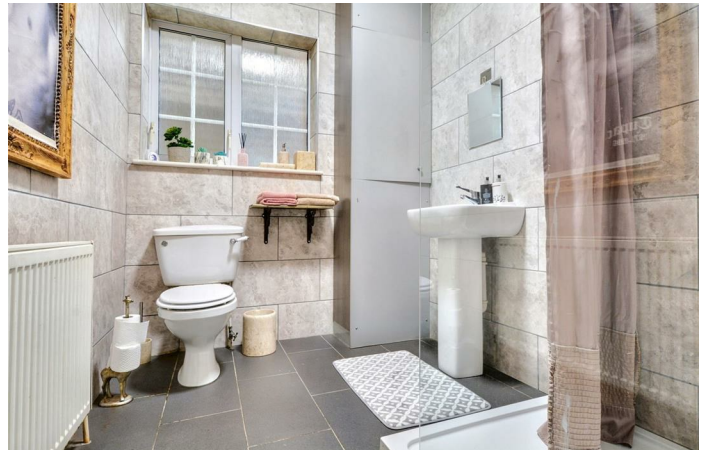
Flood Risk: No flooding in the past 5 years

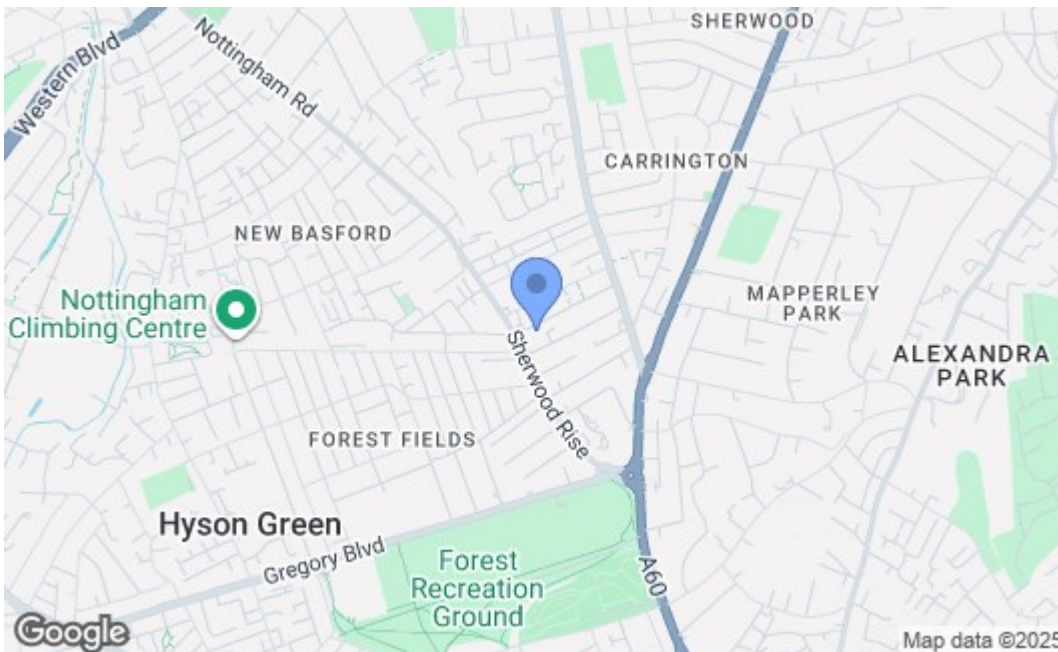
Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			74
(55-68) D		55	
(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	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>			
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.