Robert Ellis

look no further...







Rowley Drive
Sherwood, Nottingham NG5 1GD

STUNNING FOUR BEDROOM
TOWNHOUSE IN SHERWOOD

£300,000 Freehold

0115 648 5485

/robertellisestateagent

@robertellisea



Situated in a peaceful cul-de-sac in the ever-popular area of Sherwood, this beautifully presented four-bedroom townhouse offers spacious, modern living across three floors and is perfectly positioned for families and professionals alike.

The property enjoys an excellent location with easy access to well-regarded schools, local parks, independent shops and amenities, and convenient transport links into Nottingham city centre. Nottingham City Hospital is also just a short distance away, making this an ideal home for healthcare professionals.

Externally, the property benefits from an adjoining garage with an up-and-over door, triple off-road parking, and an EV charging point — a fantastic feature for modern living.

Upon entering, you are welcomed into a bright entrance hall with attractive sightlines through to the rear garden, creating an immediate sense of space. The ground floor comprises a convenient downstairs WC and a generous lounge featuring a wall-mounted television and multiple built-in storage solutions.

To the rear of the property is the impressive, newly fitted kitchen diner — a true heart-of-the-home space. Designed for both entertaining and everyday living, it includes integrated white goods such as two ovens, an American-style fridge freezer, wine fridge, and dedicated washing facilities. A breakfast bar provides additional seating, while clever understairs storage houses the dryer. The boiler cupboard has been thoughtfully designed to double as a stylish coffee station. Twin glazed doors open directly onto the garden, allowing natural light to flood the space and providing seamless indoor-outdoor living.

The first floor hosts two well-proportioned double bedrooms. The front double bedroom benefits from a charming Juliet balcony, creating a bright and airy feel, along with its own private ensuite bathroom. The second double bedroom enjoys a walk-in wardrobe, and there is also an airing cupboard located on this floor.

The second floor offers two further spacious double bedrooms, both complete with their own ensuite bathrooms, making this home perfectly suited to growing families, guests, or those working from home who require flexible space.

This superb townhouse combines contemporary comfort, practical design, and a highly desirable location — early viewing is highly recommended.





Entrance Hallway
17'6 x 3'6 approx (5.33m x 1.07m approx)
Composite entrance door to the front elevation leading into the entrance hallway comprising LVT flooring, recessed spotlights to the ceiling, wall mounted radiator, panelling to the wall, carpeted staircase leading to the first floor landing, doors leading off to:

WC
6'6 x 2'8 approx (1.98m x 0.81m approx)
UPVC double glazed window to the front elevation, laminate flooring, WC, wall mounted radiator, handwash basin with mixer tap, storage cupboard.

Living Room
8'4 x 16'1 approx (2.54m x 4.90m approx)
UPVC double glazed window to the front elevation, two wall mounted radiators, carpeted flooring, recessed spotlights to the ceiling.

Kitchen Diner
15'3 x 11'11 approx (4.65m x 3.63m approx)
A range of matching contemporary wall and base units with worksurfaces over incorporating a sink and drainer unit with swan neck mixer tap over, space and plumbing for a washing machine, two integrated ovens, five ring gas hob with extractor hood above, space and point for an American style fridge freezer, space and point for an undercounter wine cooler, glass and tiled splashbacks, spacious kitchen peninsular providing ideal dining space, recessed spotlights to the ceiling, UPVC double glazed door to the rear elevation with additional UPVC double glazed French doors to the rear elevation both giving access to the rear garden.

Pantry
Providing useful additional storage space.

First Floor Landing
10'1 x 3'6 approx (3.07m x 1.07m approx)
Carpeted flooring, panelling to the walls, wall mounted radiator, carpeted staircase leading to the second floor landing, doors leading off to:

Bedroom Two
8'4 x 13'3 approx (2.54m x 4.04m approx)
Juliet balcony with UPVC double glazed French doors to the rear elevation, wall mounted radiator, carpeted flooring, door leading through to the en-suite.

En-Suite
6'7 x 6'5 approx (2.01m x 1.96m approx)
UPVC double glazed window to the rear elevation, tiled splashbacks, wall mounted radiator, WC, handwash basin with mixer tap over, shower cubicle with mains fed shower over, extractor fan.

Sitting Room
9'4 x 15'3 approx (2.84m x 4.65m approx)
Juliet balcony with UPVC double glazed French doors to the front elevation, carpeted flooring, wall mounted radiator, door to storage cupboard.

Storage/Office
5'6 x 8'4 approx (1.68m x 2.54m approx)
Carpeted flooring, versatile space currently utilised as an office but has potential subject to the buyers needs and requirements.

Second Floor Landing
Carpeted flooring, storage cupboard, doors leading off to:

Bedroom One
16'6 x 12'7 approx (5.03m x 3.84m approx)
UPVC double glazed windows to the front elevation, carpeted flooring, wall mounted radiator, built-in wardrobes, door leading through to the en-suite.

En-Suite
9'2" x 5'6" approx (2.8 x 1.7 approx)
Wall mounted radiator, shower cubicle with mains fed shower over, handwash basin with mixer tap, WC, extractor fan, tiled splashbacks.

Bedroom Three
8'5 x 14'9 approx (2.57m x 4.50m approx)
UPVC double glazed window to the rear elevation, carpeted flooring, wall mounted radiator, access to the loft, door leading through to the en-suite.

En-Suite
9'2 x 5'7 approx (2.79m x 1.70m approx)
UPVC double glazed window to the side elevation, wall mounted radiator, panelled bath with mixer shower attachment, handwash basin with mixer tap, storage cupboard, WC, extractor fan, tiled splashbacks.

Outside

Front of Property
To the front of the property there is a driveway providing off the road parking, EV charging point, outdoor water tap.

Garage
Up and over door to the front elevation.

Rear of Property
To the rear of the property there is an enclosed low maintenance rear garden with outdoor water tap, fencing to the boundaries and secure gated access.

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 16mbps 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



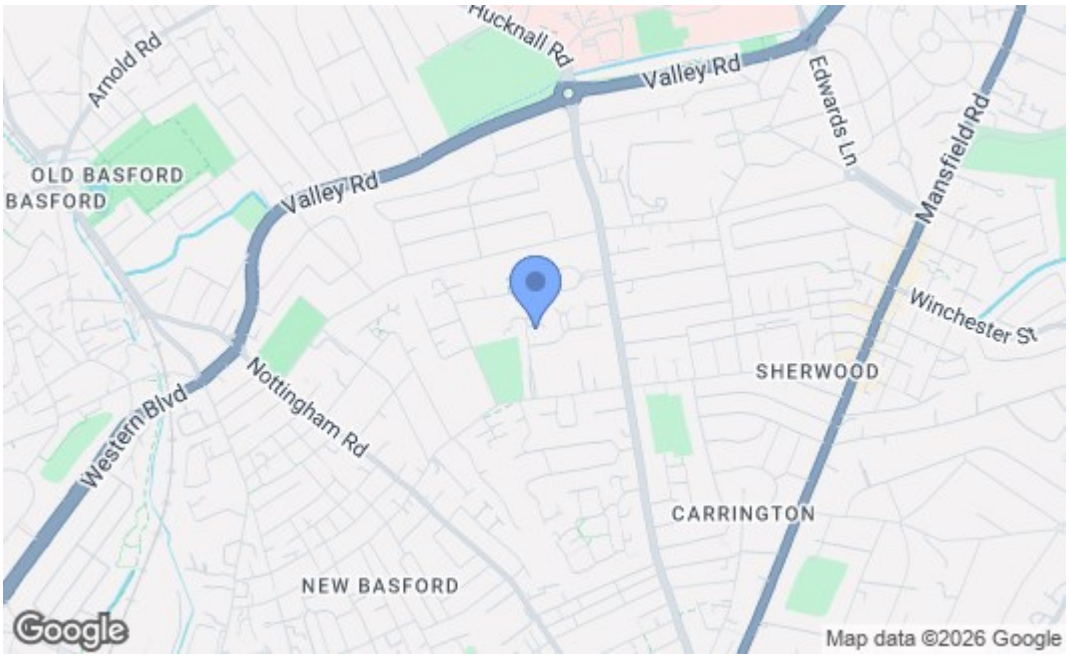


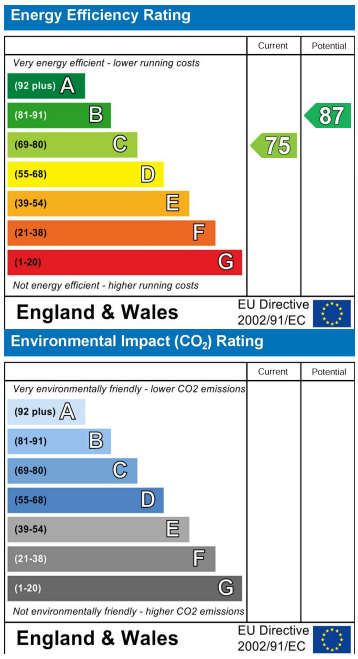












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

78 Front Street, Arnold, Nottinghamshire, NG5 7EJ
arnold@robertellis.co.uk
0115 648 5485