



**Sherbrook Road  
Daybrook, Nottingham NG5 6AT**

**£195,000 Freehold**

**0115 648 5485**



/robertellisestateagent



@robertellisea



\*\* NO UPWARD CHAIN \*\*

Robert Ellis Estate Agents are delighted to bring to the market this fantastic THREE BEDROOM, SEMI-DETACHED FAMILY HOME situated in the heart of Daybrook, Nottingham.

The property is a stone's throw away from Nottingham City Hospital as well as Arnold Town Centre accommodating local amenities, shops, and restaurants. Alongside this, it offers easily accessible transport links into Mapperley, Nottingham City Centre, and surrounding villages/towns. You have Redhill Academy and Richard Bonington Primary & Nursery within the area, making it ideal for families.

Upon entry, you are greeted by the hallway which leads through to the living room and kitchen with fitted wall and base units. The living room and kitchen both give access through to the dining room. The stairs lead to the landing, first double bedroom, second double bedroom, third bedroom and family bathroom and separate WC.

The property sits on a good-sized plot. To the front of the property there is a laid to lawn garden and a gated driveway providing off the road parking and access into the detached garage. To the rear is a large enclosed rear garden with patio area and laid to lawn areas.

A viewing is HIGHLY RECOMMENDED to appreciate the size and location of this fantastic family home. Contact the office on 0115 648 5485 before it is too late!



## Front of Property

Gated driveway providing off the road parking. Access into Detached Garage. Front garden, mostly laid to lawn. Range of shrubbery. Fencing and hedging surrounding. Gated access to the rear of property

## Entrance Hallway

5'6" x 12'3" approx (1.70 x 3.75 approx)

UPVC double glazed composite entrance door to the front elevation. UPVC double glazed window to the side elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Built-in cupboard housing electrical meter point. Under the stairs storage cupboard. Carpeted staircase to the First Floor Landing. Internal doors leading into Living Room & Kitchen

## Living Room

11'11" x 12'8" approx (3.64 x 3.87 approx)

UPVC double glazed window to the front elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Coving to the ceiling. Gas fireplace with tiled hearth, brick surround and wooden mantel with built-in TV unit. Internal door leading into Dining Room

## Dining Room

8'9" x 9'1" approx (2.67 x 2.77 approx)

UPVC double glazed window to the rear elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Coving to the ceiling. Internal door leading into Kitchen

## Kitchen

8'7" x 9'3" approx (2.62 x 2.82 approx)

UPVC double glazed leading into rear elevation. UPVC double glazed window to the side elevation. Lino flooring. Partially tiled walls. Ceiling light point. Coving to the ceiling. Range of wall, base and drawers units with worksurfaces above. Double sink and drainer unit with dual heat tap above. Integrated electric oven. Integrated 4 ring gas hob. Space and plumbing for washing machine. Space and point for under the counter freestanding fridge freezer. Combination boiler unit (less than 5 years old)

## First Floor Landing

5'8" x 7'6" approx (1.73 x 2.30 approx)

UPVC double glazed window to the side elevation. Carpeted flooring. Ceiling light point. Loft access hatch. Internal doors leading into Bedroom 1, 2, 3, Family Bathroom and Separate WC

## Bedroom 1

9'11" x 9'5" approx (3.03 x 2.88 approx)

UPVC double glazed window to the front elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Built-in wardrobes

## Bedroom 2

8'7" x 11'11" approx (2.62 x 3.65 approx)

UPVC double glazed window to the rear elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point.

## Bedroom 3

8'11" x 7'0" approx (2.72 x 2.15 approx)

UPVC double glazed window to the front elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point

## Family Bathroom

4'3" x 5'2" approx (1.31 x 1.60 approx)

UPVC double glazed window to the rear elevation. Carpeted flooring. Fully tiled walls. Wall mounted radiator. Ceiling light point. Panel bath with hot and cold taps and wall mounted electric shower unit above with handheld shower head attachment. Pedestal wash hand basin with hot and cold taps.

## Separate WC

2'1" x 5'7" approx (0.65 x 1.71 approx)

UPVC double glazed window to the side elevation. Carpeted flooring. Ceiling light point. WC

## Rear of Property

Enclosed rear garden with patio area and laid to lawn areas. Range of shrubbery. Fencing and hedging surrounding. Shed. Gated access to the front of property

## Garage

15'7" x 8'0" approx (4.77 x 2.45 approx)

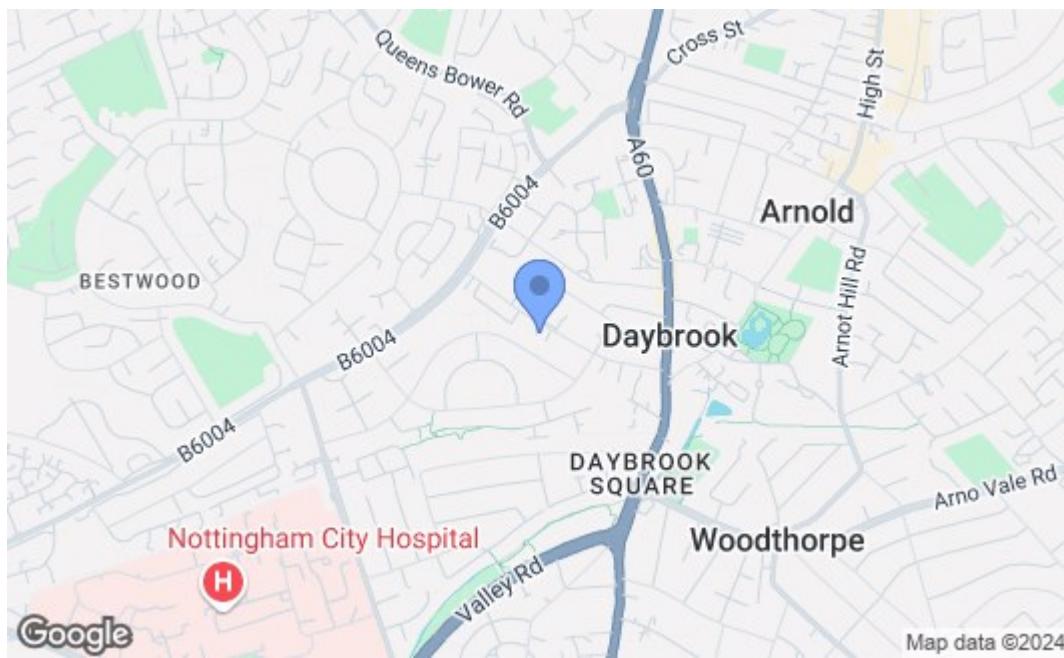
Detached garage. Up and over door.

## Council Tax

Local Authority Gedling

Council Tax band B





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	85
(81-91)	B	
(69-80)	C	65
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
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)	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		
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.