Robert Ellis

look no further. . .

Henley Rise
Sherwood, Nottingham NG5 1FQ

A WELL PRESENTED THREE BEDROOM SEMI DETACHED HOME SITUATED IN SHERWOOD, NOTTINGHAM!

£280,000 Freehold

0115 648 5485

/robertellisestateagent

@robertellisea

This fantastic three-bedroom semi-detached home in the highly sought-after area of Sherwood, Nottingham, offers the perfect blend of modern living and convenience. Just a stone's throw from local schools, shops, including the vibrant Sherwood High Street, City Hospital, and excellent transport links into Nottingham City Centre, this property is ideally located for busy families.

Upon entering, you are welcomed by a spacious entrance hallway leading into a bright and airy open-plan lounge/diner, creating a warm and inviting space for both relaxing and entertaining. The kitchen offers easy access to the garage, which also features a handy utility area. Upstairs, you'll find three generously sized bedrooms and a family bathroom, with natural light flooding the landing, creating a bright and welcoming atmosphere.

To the front, there is a driveway for one car and a garage, providing ample parking space. To the rear, the tiered garden offers a private and versatile outdoor space, perfect for relaxation or family gatherings.

With its ideal location, spacious living, and excellent amenities, this property won't be around for long so don't miss your chance to make this family home yours! Contact us now to arrange a viewing!

Front of Property
To the front of the property there is a driveway providing off the road parking, lawned area, walled and hedged boundaries, access to the garage.

Entrance Porch
9'6" x 2'11" approx (2.90 x 0.89 approx)
Composite entrance door to the front elevation leading into the entrance porch, double glazed windows to the front elevation, tiled flooring, wooden glazed door leading into the inner entrance hallway.

Inner Entrance Hallway
Spacious entrance hallway comprising carpeted staircase leading to the first floor landing, carpeted flooring, access to the dining space, access to the lounge, door to kitchen, under stairs storage cupboard, wall mounted radiator.

Open Plan Lounge Diner
11'11" x 26'3" approx (3.64 x 8.01 approx)
Original wood flooring, two wall mounted radiators, double glazed bay fronted window to the front elevation, double glazed French doors leading out onto the raised decked area, TV point.

Kitchen
9'4" x 16'4" approx (2.85 x 4.99 approx)
Linoleum flooring, double glazed window to the rear elevation, a range of matching wall and base units with worksurfaces over incorporating a 1 1/2 bowl stainless steel sink and drainer unit with swan neck mixer tap, tiled splashbacks, Zanussi oven with cooker hood above, wall mounted radiator, space and plumbing for a dishwasher, space and point for a fridge freezer, matching cupboard housing the combination boiler, door leading to garage.

Garage/Utility Space
28'9" x 9'6" approx (8.78 x 2.90 approx)
Up and over door to the front elevation, power and lighting, space and plumbing for washing machine, space and point for tumble dryer, space and point for a fridge, two single glazed windows to the side elevation, double glazed door to the rear elevation, double glazed window to the rear elevation.

Useful additional space could be converted to suit the buyers needs and requirements.

First Floor Landing
Carpeted flooring, double glazed window to the front and side elevations, wall mounted radiator, access to loft, doors leading off to rooms.

Bedroom One
14'4" x 11'11" approx (4.39 x 3.64 approx)
Wood flooring, wall mounted radiator, double glazed window to the rear elevation with lovely views, built-in wardrobe space.

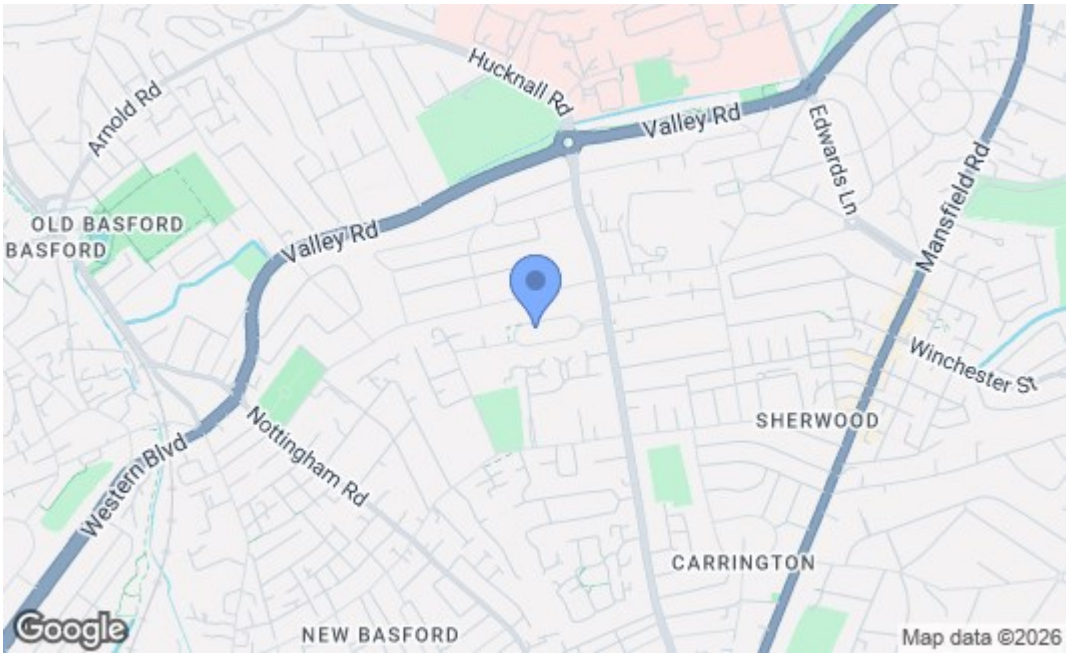
Bedroom Two
11'5" x 11'10" approx (3.48 x 3.62 approx)
Original wood flooring, wall mounted radiator, double glazed window to the front elevation.

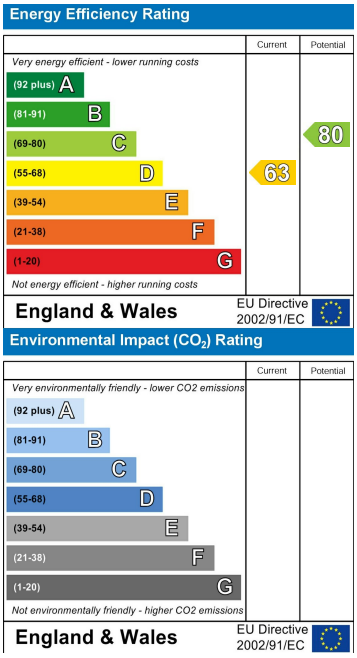
Bedroom Three
9'5" x 6'9" approx (2.88 x 2.06 approx)
Carpeted flooring, wall mounted radiator, double glazed window to the rear elevation.

Bathroom
9'2" x 5'6" approx (2.80 x 1.69 approx)
Two double glazed windows to the side elevation, tiled splashbacks, internal feature glass windows to the landing, spotlights to the ceiling, tiled flooring, WC, handwash basin with mixer tap, panelled bath with mixer tap and electric shower above, heated towel rail.

Rear of Property
To the rear of the property there is a raised decked area with access to the garage and steps leading down to the lower garden comprising a range of plants trees and shrubbery planted to the borders, block paved patio area, lawned area, shed, fencing to the boundaries.

Agents Notes: Additional Information
Council Tax Band: B
Local Authority: Nottingham
Electricity: Mains supply
Water: Mains supply
Heating: Mains gas
Septic Tank : No
Broadband: BT, Sky, Virgin
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





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