



Sherwin Road  
Stapleford, Nottingham NG9 8PQ

AN EXTENDED FOUR BEDROOM TWO  
BATHROOM THREE TOILET SEMI  
DETACHED HOUSE.

**£299,995 Freehold**





ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET THIS SPACIOUS AND WELL PRESENTED FOUR BEDROOM, TWO BATHROOM, THREE TOILET, THREE STOREY SEMI DETACHED HOUSE SITUATED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION.

With accommodation over three floors comprising entrance hall, useful ground floor WC, spacious bay fronted through lounge/dining room, kitchen and utility room to the ground floor. The first floor landing then provides access to three of the four bedrooms, bath/shower room and separate WC. A further turning staircase from the landing then rises to the top floor where the main attic bedroom and en-suite can be found.

The property also benefits from gas fired central heating, double glazing, solar panels offering a reduction in energy bills on a lease agreement, ample off-street parking, EV charging point, drive-through carport and generous garden to the rear.

The property sits favourably within close proximity of excellent nearby schooling for all ages. There is also easy access to nearby transport links such as the A52 for Nottingham/Derby, Junction 25 of the M1 motorway and Nottingham electric tram terminus situated at Bardills roundabout.

Other nearby amenities include Hickings Lane Medical Practice, Hickings Lane Park, Bramcote Hills Park and Ilkeston Road Recreation Ground.

There is also easy access to the shops and services in the nearby town centre, as well as Beeston High Street which is only a short drive away.

Due to its overall size, we believe the property will make an ideal long term family home and therefore highly recommend an internal viewing.



## ENTRANCE HALL

11'6" x 7'8" (3.51 x 2.35)

uPVC panel and double glazed front entrance door, staircase rising to the first floor, meter cupboard, radiator, laminate flooring, useful understairs storage space. Doors providing access to both the lounge/dining room, kitchen and WC.

## WC

4'6" x 2'3" (1.39 x 0.71)

White push flush WC, double glazed window to the side, tiling to the walls.

## THROUGH LOUNGE/DINING ROOM

25'3" x 10'9" (7.70 x 3.29)

Double glazed bay window to the front, two radiators, double glazed French doors opening out to the rear garden, serving hatch to kitchen, media points, coving, chimney breast incorporating a surround with stone effect electric fire, media points, coving.

## KITCHEN

12'6" x 10'11" (3.83 x 3.34)

Comprising a matching range of fitted base storage cupboards with contrasting roll top and square edge work surfacing with inset single sink and drainer with tiled splashbacks. Space for fridge/freezer, cooker and plumbing space for under-counter washing machine, dishwasher and tumble dryer. Double glazed window to the rear, uPVC panel and double glazed exit door to the garden, wall mounted gas fired central heating combination boiler (for central heating and hot water purposes), radiator, laminate flooring, doorway back to the hallway and opening through to the pantry/utility.

## PANTRY/UTILITY

8'3" x 6'5" (2.52 x 1.98)

Further space for kitchen appliances (if required), coat pegs, double glazed window to the side, uPVC panel and double glazed exit door to the carport.

## FIRST FLOOR LANDING

Doors to three of the four bedrooms, bathroom and WC. Double glazed window to the rear overlooking the rear garden, radiator. Opening through to the inner landing space where there is a door, turning staircase rising to the top floor attic bedroom.

## BEDROOM TWO

10'10" x 10'8" (3.31 x 3.27)

Double glazed window to the front (with fitted roller blind), radiator.

## BEDROOM THREE

12'8" x 9'7" (3.87 x 2.94)

Double glazed window to the front (with fitted roller blind), radiator, useful understairs storage cupboard.

## BEDROOM FOUR

9'7" x 8'6" (2.93 x 2.61)

Double glazed window to the rear (with fitted blinds) overlooking the rear garden, radiator.

## BATH/SHOWER ROOM

7'10" x 7'2" (2.39 x 2.20)

Three piece suite comprising panel bath, separate tiled and enclosed corner shower cubicle with mains shower, sliding glass door/screen and wash hand basin with mixer tap and storage cupboards beneath. Two double glazed windows to the rear, tiling to the walls, extractor fan, radiator.

## SEPARATE WC

4'9" x 2'6" (1.47 x 0.78)

Housing a low flush WC, double glazed window to the rear, tiling to the walls.

## SECOND FLOOR

### ATTIC MAIN BEDROOM

14'0" x 12'3" (4.28 x 3.75)

Two Velux roof windows to the front (with fitted blinds), useful eaves storage cupboard, radiator, door to en-suite.

### EN-SUITE

7'4" x 6'4" (2.24 x 1.94)

Three piece suite comprising walk-in sunken shower area with mains shower, push flush WC and wash hand basin with mixer tap. Tiled walls and floor, useful overstairs storage cupboard with shelving.

### OUTSIDE

To the front of the property there is a low maintenance front gravel and block paved driveway providing off-street parking for several cars to the front, this includes works vehicles or caravan (if required). There is then a paved pathway providing access to the front entrance door and double gates through to the carport. Also located to the front of the property is a recently installed EV (electric vehicle) charging point.

### CARPORT

Full height security gates to the front offering access to the front driveway, open access to the rear garden and could be set up within the carport for a variety of different purposes, depending upon the purchaser's needs.

### REAR GARDEN

The rear garden is of a generous proportion being approximately 100ft in length with an extensive gravel patio area (ideal for entertaining) which then leads onto a generous split garden lawn section with a paved pathway providing access to the foot of the garden. The garden is enclosed by timber fencing (ideal for children and pets) and incorporates an external water tap, power, security lights and garden sheds.

### DIRECTIONAL NOTE

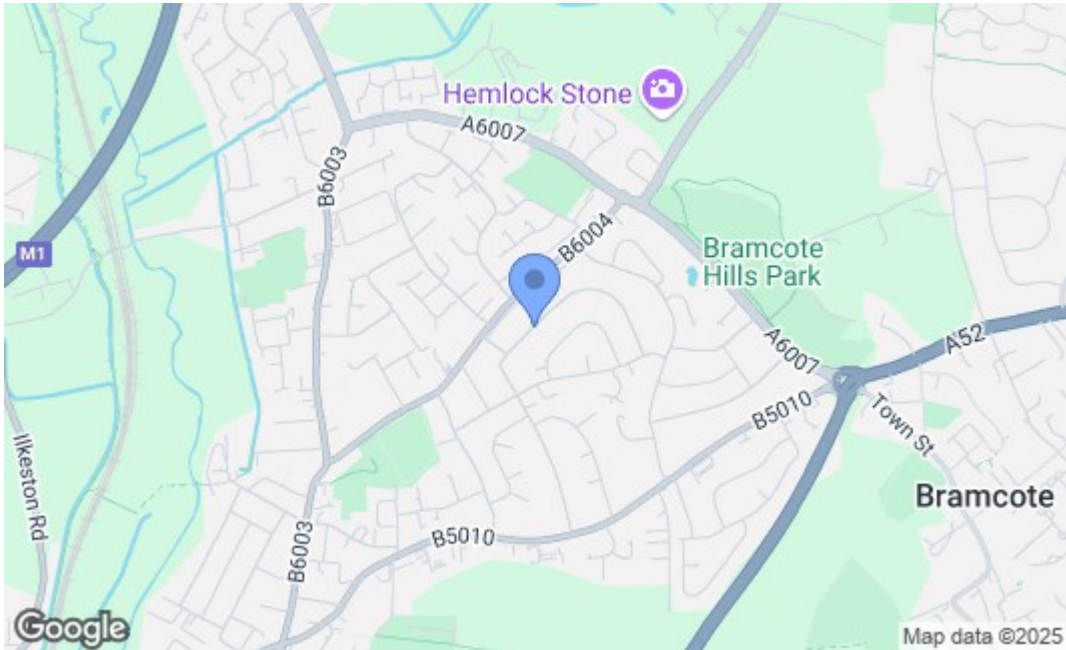
From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and continue straight over onto Nottingham Road. Proceed in the direction of Bramcote. Look for and take an eventual left hand turn onto Ewe Lamb Lane, after passing the 'Welcome to Bramcote' street sign and continue past the allotments on the left hand side before taking a left hand turn onto Central Avenue. Take a right hand turn onto Sherwin Road and the property can eventually be found on the left hand side, identified by our For Sale board.

### AGENTS NOTE

The property benefits from solar panels offering a reduction in energy costs. There is approximately 11 years left on the lease via A Shade Greener and the panels are monitored and maintained by them. Please ask your solicitor for any further information regarding the solar panels prior to completion.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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.