

Sherwin Road  
Stapleford, Nottingham NG9 8PP

**£395,000 Freehold**

A SUPERB FIVE BEDROOM HOUSE WITH  
SELF-CONTAINED ANNEXE.



If you are a large, growing or multi-generational family then this superb five bedroom house may be ideal for you.

Significantly extended, this property offers spacious and adaptable living. A particular feature is the ground floor self-contained annexe which offers a living room, fitted kitchen, double bedroom with vaulted ceiling and French doors opening to the rear garden, as well as a wet room. This space is ideal for multi-generational living, as well as dependent relatives, or as a separate teenager's annexe, or indeed as guest accommodation.

The property is not only extended to the ground floor, but also the first floor and therefore provides for spacious family accommodation with four well proportioned bedrooms, the principal with an en-suite facility with both bath and shower. There is also a family shower room.

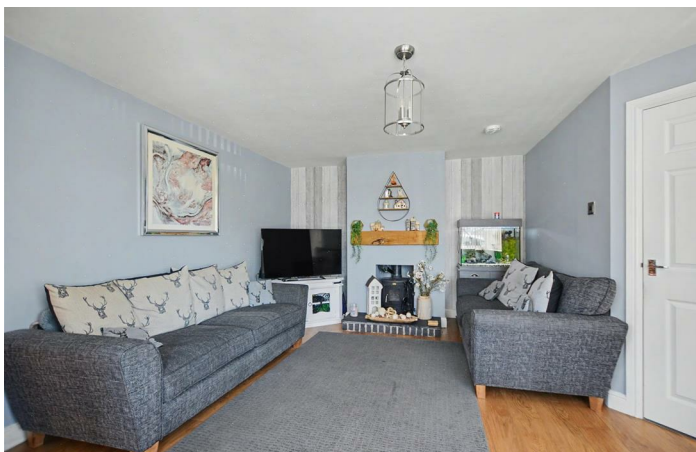
To the ground floor, the entrance hall is welcoming and gives access to the lounge at the front with log burner, and open plan dining kitchen with high quality units, granite work surfacing and built-in appliances. There is also a useful utility room.

With fantastic kerb appeal, a forecourt provides off-street parking for three/four cars, and the rear gardens compliment the property, being generous in size with patio and lawn.

Situated in this highly regarded residential suburb on the borders of Bramcote, it is ideally positioned for families and commuters alike as schools for all ages are within easy reach. There is also a local convenience store within walking distance and open space close by with Bramcote Park and Leisure Centre. In Stapleford, there is a newly developed sports and community hub within walking distance of the property which has paddle courts, a gym and football pitches. For those looking to commute, there is ease of access to the A52 linking Nottingham, Derby and Junction 25 of the M1 motorway.

Central heating is served from a combination boiler and there is double glazed windows throughout.

This well presented property is ready for immediate occupation and we strongly recommend an early internal viewing to fully appreciate the size and flexibility of the accommodation on offer.



## ENTRANCE HALL

Composite double glazed front entrance door, door to annexe and door to main hallway.

## MAIN HALLWAY

Radiator, stairs leading to the first floor, door to lounge and dining kitchen.

## LOUNGE

15'9" reducing to 13'8" x 13'9" reducing to 11'5" (4.81 reducing to 4.17 x 4.21 reducing to 3.48)  
Feature inset cast iron log burner and chimney breast, radiator, double glazed bay window to the front.

## DINING KITCHEN

19'5" x 12'3" (5.92 x 3.74)  
A high quality range of fitted wall, base and drawer units with contrasting black granite work surfacing and inset stainless steel sink unit with single drainer. Built-in electric double oven and matching microwave, integrated induction hob with feature extraction system over. Integrated appliances, including dishwasher, fridge and freezer. Central island unit with breakfast bar. Radiator, double glazed French doors opening to the rear garden and door to utility room.

## UTILITY ROOM

6'2" x 4'1" (1.9 x 1.25)  
Space for washing machine, wall mounted gas boiler (for central heating and hot water), radiator, double glazed window.

## ANNEXE

## SITTING ROOM

8'5" increasing to 12'7" x 12'0" (2.58 increasing to 3.85 x 3.67)  
Radiator, double glazed window to the front, opening to kitchen.

## BREAKFAST KITCHEN

12'0" x 8'9" (3.68 x 2.69)  
Range of fitted wall, base and drawer units with work surfacing and inset stainless steel sink unit with single drainer. Built-in electric oven, hob and extractor hood over. Plumbing and space for washing machine, under-counter space for fridge. Double glazed window to the side, door to shower room and door to bedroom.

## BEDROOM

9'6" x 12'0" (2.9 x 3.67)  
Vaulted ceiling with Velux double glazed roof window, radiator, double glazed French doors opening to the rear garden.

## SHOWER ROOM

8'11" x 5'4" (2.73 x 1.63)  
Wet room style with wash hand basin, low flush WC and shower area with thermostatically controlled shower. Radiator and extractor.

## FIRST FLOOR LANDING

Giving access to bedrooms and bathroom. Hatch and ladder to boarded loft. Linen cupboard.

## BEDROOM ONE

12'11" x 12'1" (3.96 x 3.69)  
Radiator, double glazed window to the rear and door to en-suite.

## EN-SUITE BATHROOM

6'7" x 8'5" plus recess (2.03 x 2.58 plus recess)  
Four piece suite comprising pedestal wash hand basin, low flush WC, twin end bathtub and walk-in shower cubicle with thermostatically controlled shower. Radiator and three double glazed windows.

## BEDROOM TWO

11'6" x 9'11" (3.51 x 3.04)  
Radiator and double glazed window to the rear.

## BEDROOM THREE

13'9" x 11'5" reducing to 7'8" (4.20 x 3.48 reducing to 2.36)  
Radiator and double glazed window to the front.

## BEDROOM FOUR

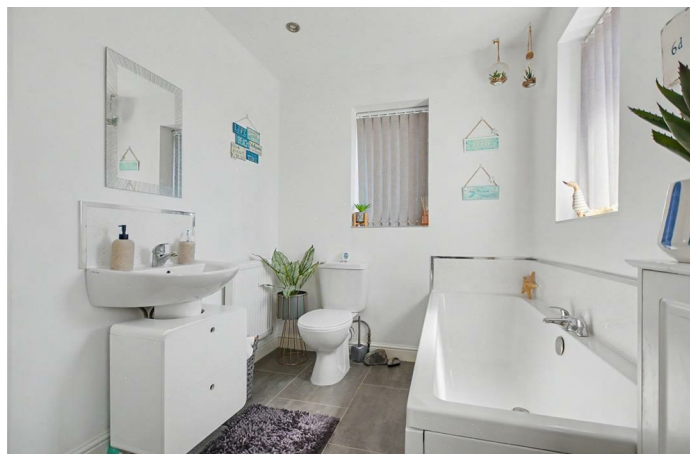
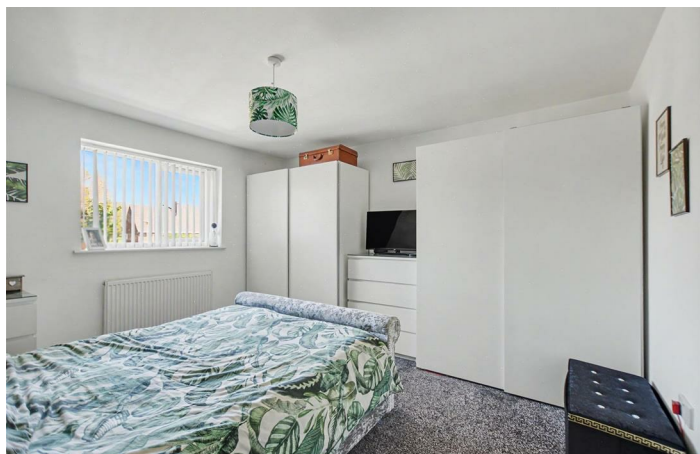
8'5" x 10'2" (2.58 x 3.10)  
Radiator, double glazed windows to the front.

## FAMILY SHOWER ROOM

7'8" x 5'4" (2.36 x 1.65)  
Three piece suite comprising pedestal wash hand basin, low flush WC and large walk-in shower enclosure with electric shower. Radiator and double glazed window.

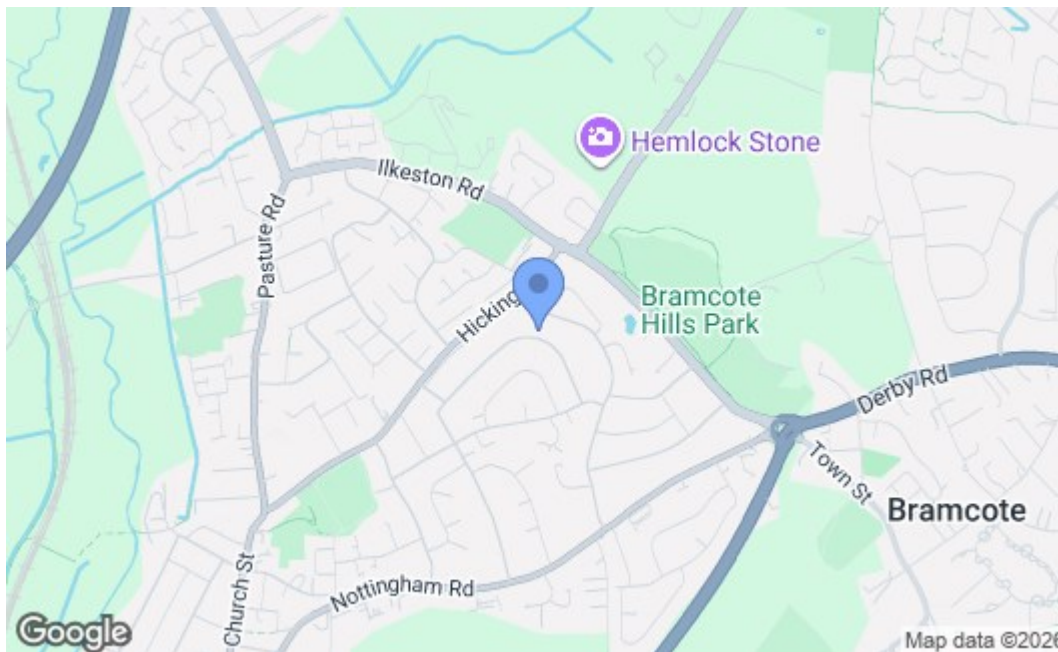
## OUTSIDE

The property is set back from the road with an attractive frontage and feature block paved forecourt providing parking for three/four vehicles with pillared entrance and fencing to both side. There is gated pedestrian access at the side of the house leading to the rear garden. The rear garden is of a generous size and offers a good degree of privacy. There is a large block paved patio area beyond the rear elevation and a picket fence with gate leading to the main garden which is centred around a lawn with a raised decked area and two garden sheds. There is also an enclosed paved area, ideal as a run for dogs, etc.





Robert Ellis  
ESTATE AGENTS



| 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                     |  |                         |           |
| <b>England &amp; Wales</b>                                      |  | EU Directive 2002/91/EC |           |
| <b>Environmental Impact (CO<sub>2</sub>) Rating</b>             |  | 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 |  |                         |           |
| <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.