



Sherwin Road  
Stapleford, Nottingham NG9 8PP

**£290,000 Freehold**

AN EXTREMELY WELL PRESENTED &  
SPACIOUS THREE BEDROOM SEMI  
DETACHED HOUSE WITH A BEAUTIFUL  
GARDEN & GARDEN CABIN/HOME OFFICE



ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS EXTREMELY WELL PRESENTED BRIGHT AND AIRY THREE BEDROOM SEMI DETACHED HOUSE SITUATED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION.

With modern day benefits such as gas central heating from combination boiler, double glazing, ample off-street parking and a beautifully landscaped garden incorporating a detached garden cabin doubling up as a home office.

The property sits within easy reach of excellent nearby schooling for all ages, as well as nearby day to day amenities, including a local convenience store situated on Central Avenue. There is also easy access to multiple outdoor spaces, including Bramcote Hills Park and Hickings Lane Recreation Ground, as well as great transport links to and from the surrounding area such as the i4 bus service, Junction 25 of the M1 motorway, the A52 for Nottingham and Derby, and Nottingham electric tram terminus situated at Bardills roundabout.

The accommodation is split over two floors and comprises an entrance hall, ground floor WC, spacious dual aspect living room, kitchen and utility area to the ground floor. The first floor landing then provides access to three bedrooms and a bathroom.

The property also benefits from ample off-street parking to the front and a fantastic size garden to the rear, ideal for families with a generous lawn, decking, as well as a detached garden cabin situated to the foot of the plot.

We believe the property will make an ideal long term family home and we highly recommend an internal viewing.



## ENTRANCE HALL

12'2" x 8'0" (3.73 x 2.45)

uPVC panel and double glazed front entrance door with double glazed window and panels to either side of the door, staircase rising to the first floor with decorative balustrade, useful understairs storage space, radiator, meter cupboard, doors leading through to the living room, kitchen and WC.

## GROUND FLOOR WC

4'5" x 2'5" (1.36 x 0.74)

Housing a white push flush WC, double glazed window to the side, tile effect flooring.

## LIVING/DINING ROOM

20'10" x 10'8" (6.37 x 3.26)

Double glazed window to the front, double glazed French doors to the rear opening out to the rear garden, radiator, media points, inset stone effect fire, space for dining table and chairs, wooden flooring.

## KITCHEN

12'6" x 9'6" (3.83 x 2.90)

The kitchen area comprises a matching range of fitted base and wall storage cupboards and drawers, with granite effect roll top work surfaces incorporating single sink and draining board with central mixer tap, decorative tile splashbacks, space for range-style cooker, tile flooring, plumbing for dishwasher, space for full height fridge/freezer, double glazed windows to both the side and rear, uPVC panel and double glazed exit door to outside, glass fronted crockery cupboard, coving, spotlights, opening through to the utility area.

## UTILITY AREA

8'2" x 6'1" (2.51 x 1.86)

A further range of fitted storage cupboards and drawers, with granite roll top work surfaces with matching overhanging breakfast bar, double glazed window to the side, plumbing for washing machine, space for tumble dryer, wall mounted 'Worcester' gas fired combination boiler for central heating and hot water, radiator, coving, spotlights, tile floor (matching the kitchen).

## FIRST FLOOR LANDING

Double glazed window to the rear looking down the garden towards the cabin, loft access point to an insulated, partially boarded loft space, doors leading through to all three bedrooms and bathroom.

## BEDROOM ONE

11'1" x 11'1" (3.80 x 2.95)

Double glazed window to the front, decorative coving, wall light points, Adam-style fire display, three lots of mirror fronted sliding door double wardrobes.

## BEDROOM TWO

11'1" x 11'1" (3.39 x 3.40)

Double glazed window to the front, radiator.

## BEDROOM THREE

8'11" x 8'7" (2.74 x 2.63)

Double glazed window to the rear overlooking the rear garden, radiator, decorative coving.

## BATHROOM

10'0" x 7'10" (3.07 x 2.41)

Four piece suite comprising tiled-in large bathtub with matching surround, walk-in shower cubicle with sliding glass door and screen with mains shower and decorative boarding, wash hand basin with mixer tap, push flush WC. Double glazed window to the rear, radiator, tile effect flooring.

## OUTSIDE

To the front of the property there is a lowered kerb entry point to a part paved/stone driveway providing off-street parking for 3/4 vehicles, EV charging point, hedgerow to the boundary line offering privacy from the pathway, fencing to the boundary lines, pedestrian access leading down the right hand side of the property to the rear garden, also benefitting from an outside hot water shower.

## TO THE REAR

The rear garden is attractively landscaped, split into various sections with a good size decked entertaining space leading onto a block paved pathway which provides direct access to the cabin at the foot of the plot, either side of the path there are well maintained lawns and raised flowerbeds housing a variety of bushes, shrubs and plants. Adjacent to the decked space there are two generous size pitched roof garden sheds (ideal for storage) and at the foot of the plot there is a detached garden cabin with covered veranda and decked seating area with double entrance doors providing access to what could be a home office, play area or sleeping space. Within the garden there is the benefit of an external water tap and lighting point.

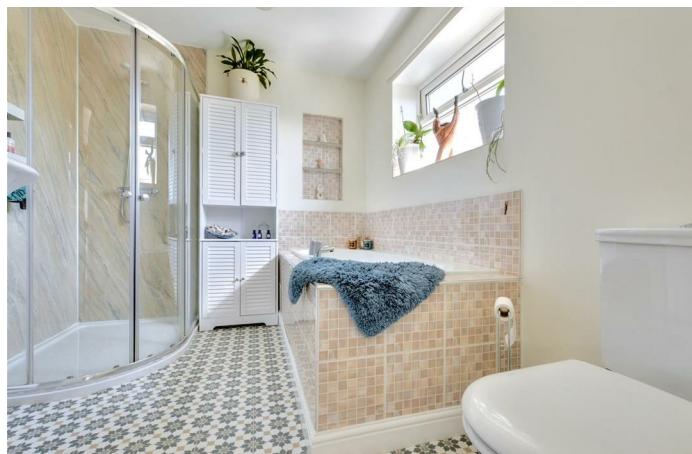
## GARDEN CABIN

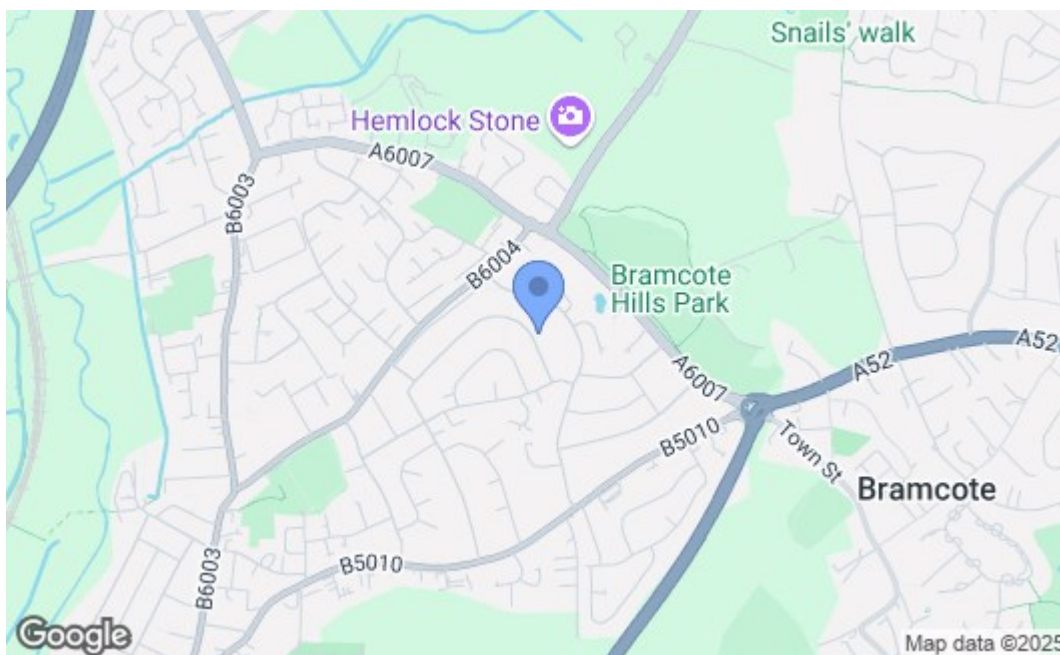
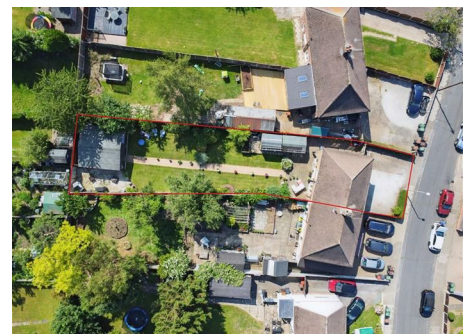
19'4" x 9'10" (5.9 x 3)

This detached garden cabin sits at the foot of the garden plot with a veranda decking seating area with double doors leading into the cabin itself. The cabin is fully insulated for year round use and could be used for a variety of different purposes, currently set out as a dual purpose home office with power, lighting and breaker points.

## DIRECTIONS

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 before taking an eventual left hand turn onto Ewe Lamb Lane. Take a left hand turn onto Central Avenue and then a right hand turn onto Sherwin Road. The property can then be found on the right hand side, identified by our For Sale board.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	76
(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	
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			
<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.