



£230,000

Sherwood Way, Nottingham NG16 6PY

Bungalow | 2 Bedrooms | 1 Bathroom

01773 832355

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Step Inside

Key Features

- Detached Bungalow In Desirable Location
- Drive & Garage
- Perfect For Access to A38 & M1
- Perfect Downsize
- Ideal First Home
- Viewing Essential To Appreciate Decor And Presentation

Property Description

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Main Particulars

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Internally, the home offers single storey living & briefly comprises; Dining Kitchen, open plan Living/Dining space, inner Hallway, Bathroom and two double Bedrooms.

Externally, the property benefits from ample off street parking to the front elevation & side elevation with gated access leading to detached garage/work space that is fitted with light, power and a side door for access via the garden. The rear enclosed garden is a stunning space with artificially turfed area and patios combining to create the perfect space to host or relax. Timber planter to rear house as wealth of plants and mature shrubbery whilst timber fencing secures the area making it ideal for those with pets and young children.

Kitchen

5.01m x 2.72m (16' 5" x 8' 11") A well equipped breakfast kitchen housing an extensive range of base cupboards and eye level units with complimentary worktops over and fitted appliances including; Double oven and electric hob. There is also undercounter plumbing for washing machine. Inset sink & drainer unit resides beneath double glazed window to rear. Side entrance door.

Living Room

07.03m x 3.49m (23' 1" x 11' 5") Fabulous open plan space benefitting from double glazed French doors with twin glass panels to rear. Wood effect flooring extends throughout the space whilst two wall mounted radiators and gas fireplace on raised hearth completes the space.

Bedroom One

4.33m x 2.78m (14' 2" x 9' 1") With double glazed window to front elevation, two wall mounted radiators and carpeted flooring. Full length fitted wardrobes with mirrored sliding doors provides valuable storage capacity.

Bedroom Two

2.76m x 2.72m (9' 1" x 8' 11") With double glazed window to front elevation, wall mounted radiator and carpeted flooring.

Bathroom

2.19m x 1.97m (7' 2" x 6' 6") A stylish four piece suite including; Corner shower cubicle, bath tub, vanity handwash basin and low level WC. Wall mounted heated towel rail, tiled flooring and ceiling fitted extractor unit all feature whilst double glazed obscured window is situated to the side elevation.

Outside

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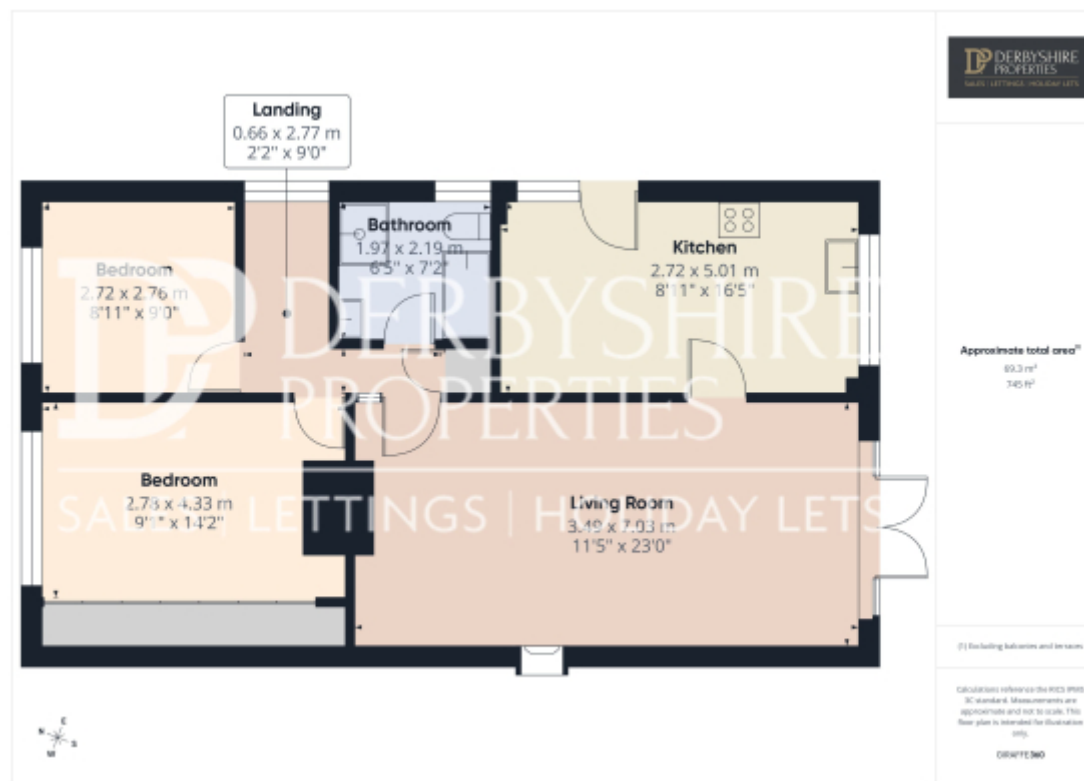
Council Tax

We understand that the property currently falls within council tax band C, with Ashfield District Council. However, we would recommend any prospective purchasers make their own enquiries with the local authority.

Disclaimer

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: Derbyshire Properties have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.






This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2026 05458547 Registered Office: , 9 Bridge Street Belper Derbyshire DE56 1AY

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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