

Guide Price £375,000-£400,000

Cavendish Vale, Sherwood , Nottingham NG5 4DS

EPC Rating D



Substantial family home with scope of further development, if required. In brief, the well presented accommodation spans two floors and comprises a porch with tiled flooring and feature stain glass opaque windows, a welcoming entrance hallway, bay fronted living room with feature fireplace, downstairs WC and a re-fitted kitchen/diner with quartz work surface. The range of units incorporate integrated fridge, freezer and dishwasher, fitted microwave, extractor and space for a large cooker. Accessed from the kitchen is a conservatory at the rear and utility room with fitted units, work surface and space for further appliances. There is a garage, for storage, with an electric roller door at the front and a workshop at the rear complete with a sink, door to the rear and to the cellar, featuring two rooms.

To the first floor is a modern family shower room and five bedrooms, with an en-suite shower room to the master bedroom.

There is a Presscrete driveway at the front, gated access at the side and a landscaped garden to the rear with artificial lawn, Presscrete patio area, shed, under house storage and borders for plants and shrubs. There is also gated access to Woodthorpe Park.

Sherwood is a popular residential area with many amenities. Sherwood is a popular location, 1.5 miles from the City Centre making it a great location just outside of Town. There are primary schools, shops, a library and restaurants.

PORCH 8' 5" x 2' 7" (2.57m x 0.79m)

ENTRANCE HALL 11' 3" x 8' 11" maximum (3.43m x 2.72m)

KITCHEN/DINER 20' 2" x 13' 8" maximum measurement (6.15m x 4.17m)

LIVING ROOM 13' 4" into bay x 12' 9" into recess (4.06m x 3.89m)

CONSERVATORY 12' 7" x 9' 2" (3.84m x 2.8m)

WC 4' 7" x 2' 8" (1.4m x 0.81m)

UTILITY ROOM 10' 4" x 7' 0" (3.15m x 2.13m)

SHOWER ROOM 8' 10" x 7' 5" maximum measurements (2.69m x 2.26m)

BEDROOM ONE 12' 8" into recess x 11' 4" (3.86m x 3.45m)

EN-SUITE 7' 8" x 4' 2" (2.34m x 1.27m)

BEDROOM TWO 10' 3" x 9' 9" (3.12m x 2.97m)

BEDROOM THREE 10' 11" x 8' 11" (3.33m x 2.72m)

BEDROOM FOUR 10' 3" x 7' 4" (3.14m x 2.24m)

BEDROOM FIVE 8' 9" x 6' 9" (2.67m x 2.08m)

GARAGE 14' 6" x 7' 1" (4.42m x 0m)

WORKSHOP 21' 0" x 11' 10" (6.4m x 3.61m)

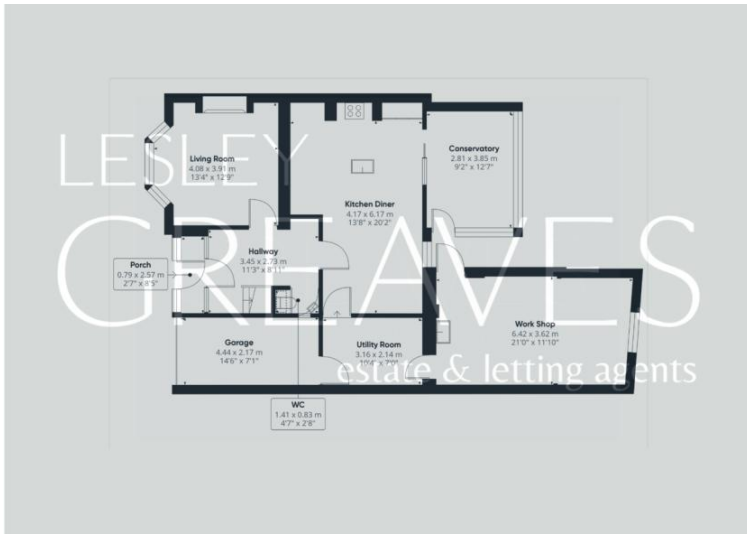
CELLAR ROOM ONE 10' 5" x 9' 1" Reduced head height (3.18m x 2.77m)

CELLAR ROOM TWO 11' 3" x 8' 11" Reduced head height (3.43m x 2.72m)



# LESLEY GREAVES

estate & letting agents



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND: C

LOCAL AUTHORITY: Nottingham City Council

20 Main Road  
Gedling  
Nottingham  
NG4 3HP

Contact Us  
[www.lesleygreaves.co.uk](http://www.lesleygreaves.co.uk)  
[sales@lesleygreaves.co.uk](mailto:sales@lesleygreaves.co.uk)  
0115 987 7337

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.



Company Registration Number: 5773186 | VAT Number: 917862296