

FOR SALE

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Selected as the best independent estate agent
by the Relocation Agent Network to represent
the Network in the Sherwood area



**51 HERBERT ROAD, SHERWOOD
NOTTINGHAM NG5 1BS**

£217,500

51 HERBERT ROAD, SHERWOOD, NOTTINGHAM NG5 1BS

Combine true quality, period charm and character as well as one of, if not the premier roads in the area, then 51 Herbert Road is a very rare find indeed. When you add a brilliant extension to the kitchen to create the perfect open plan dining area overlooking the rear garden.

On entering the property one is immediately struck by the feeling of space and quality, with a wonderful original tiled floor and door leading into the open plan Lounge and Dining Room.

There are two separate reception rooms and a fabulous family dining kitchen. This formed by way of the sympathetic extension creating a triple purpose space with comprehensively refitted kitchen, breakfast area or seating area. The latter being ideal for the family to gather in for formal or informal dining/breakfasting or, simply to relax in whilst looking out across the garden. The property also has a very useful cellar. The first floor bathroom is joined by three double bedrooms; two on the first floor and one on the second floor. The property has a stone paved frontage with raised beds and a private lawned rear garden fully enclosed adding to safety for families with children. In addition, there is a 'secret sitting area' through an archway at the head of the garden – perfect for those who enjoy al fresco dining during those balmy summer evenings.



A brilliant family garden – plenty of sunshine and privacy

Ideally located with only a short drive to the well served and cosmopolitan city centre of Nottingham. The city centre is also walkable in less than thirty minutes for the average person. There is even a Tram stop adjacent to the nearby Forest Recreation Ground; again all adding to the appeal of this characterful property.

DIRECTIONAL NOTE From our office on Mansfield Road in Sherwood travel south to the junction with Haydn Road turning right here. Travel to the junction with Hucknall Road turning left here. Take the third right turn into Herbert Road and the property is located a short distance along on your right hand side, clearly denoted by our Hammond Property Services For Sale board.

A half glazed original wooden entrance door to



HALLWAY with Minton style tiled flooring with wall mounted single radiator, complementary skirting boards, stairs rising to first floor, solid wood doors, coving to ceiling and power and lighting.





LOUNGE AREA 4.72m (15'6) x 3.51m (11'6) with UPVC double glazed bay window to front aspect, exposed wooden flooring, with wall mounted radiator, Venetian hanging blinds, deep skirting, picture rail, feature period fireplace with tiled hearth and stylish surround, exposed timber shelving and access to the open plan dining area.



DINING ROOM 4.22m (14'0) x 3.71m (12'2)
with exposed wooden flooring, open fireplace with tiled hearth and slate surround, two wall mounted double radiators, double glazed sealed window unit to side aspect with Venetian hanging blinds, picture rail, original built-in storage cupboard, window to rear aspect dining area and door with access to the family 'party' kitchen area.





DINING KITCHEN 5.69m (18'8) x 3.51m (11'6)
with UPVC double glazed window and timber framed double glazed window to the rear aspect, exposed timber door leading to rear garden, solid wood eye and base level kitchen units with cupboards drawers, wooden work surfaces, a double Belfast sink with hot and cold mixer tap, feature tiled splashbacks, point for gas cooker, integral dishwasher, wall mounted double radiator, two Velux windows, spotlights, extractor fan and under-cupboard lighting, brushed chrome effect power points and light points and door leading to side passage way and door leading down to the **CELLAR** with power and lighting,





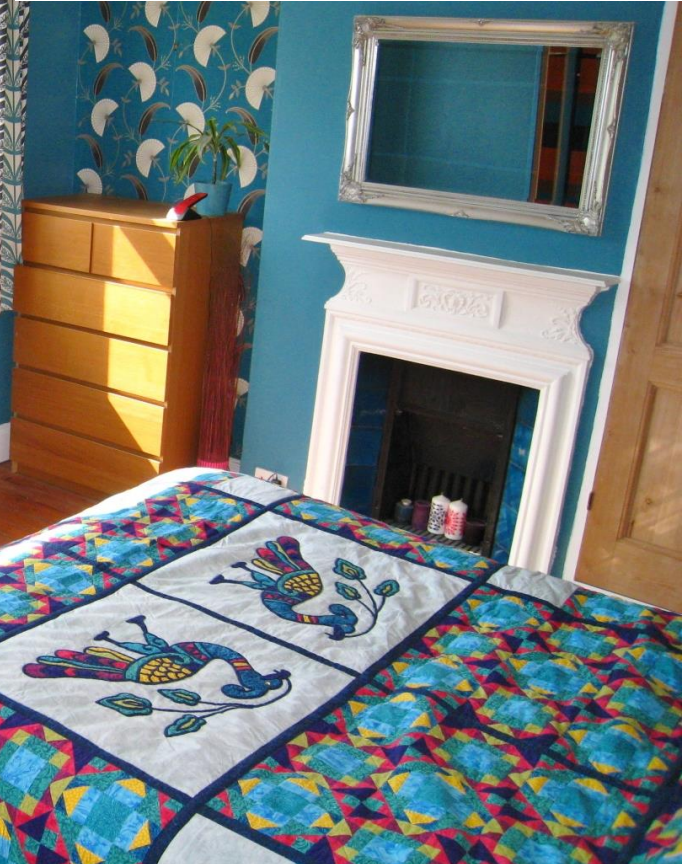
LANDING with timber doors to first floor rooms, wall mounted single radiator, stairs to second floor.

BATHROOM with a UPVC double glazed window to rear of aspect with hanging Venetian blinds, free-standing cast iron roll edge bath with brass hot and cold taps, cast iron fireplace with exposed brick work, chimney breast, pedestal wash hand basin with feature part tiled walls, glass shower with integral chrome shower and feature shower head, spotlights, WC and floor standing Victorian style radiator.





BEDROOM 1 4.47m (14'8) x 3.66m (12'0)
with exposed wooden flooring, UPVC double glazed window to front aspect, wall mounted double radiator, cast iron fireplace with tiled hearth and backing, with complementary cast iron fire surround and original built-in storage cupboard, picture rail and power and lighting.





BEDROOM 2 4.25m x 2.76m max 14'0 x 9'0
with UPVC double glazed window to rear aspect, wall mounted double radiator, cast iron fireplace, picture rail and power and lighting,



SECOND FLOOR LANDING with a Velux window, built-in cupboard with storage into the eaves and housing gas combination boiler and stairs rising to bedroom three.

BEDROOM 3 4.68m max x 3.44m 15'6 x 11'3
with exposed wooden flooring, UPVC double glazed window to side aspect, wall mounted double radiator, cast iron fireplace and power and lighting.





OUTSIDE To the front of the property is a gated front garden with a variety of plants, trees and shrubs, access to side alleyway and storm porch to the front of the property.

To the rear of the property, there is a laid lawn garden with a range of plant beds, shingle beds, a variety of plants, trees and shrubs, stocked borders and brick built outhouse.





OUTSIDE To the rear of the property, there is a laid lawn garden with a range of plant beds, shingle beds, a variety of plants, trees and shrubs, stocked borders and brick built outhouse.



Energy Performance Certificate



51, Herbert Road, NOTTINGHAM, NG5 1BS

Dwelling type: Semi-detached house
Reference number: 2008-5046-6258-7555-7944
Date of assessment: 20 August 2015
Type of assessment: RdSAP, existing dwelling
Date of certificate: 20 August 2015
Total floor area: 134 m²

Use this document to:

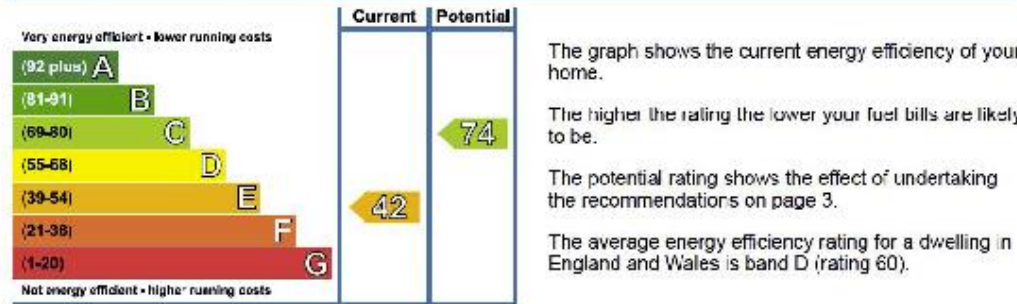
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 6,009
Over 3 years you could save	£ 2,781

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 345 over 3 years	£ 222 over 3 years	
Heating	£ 5,322 over 3 years	£ 2,772 over 3 years	
Hot Water	£ 342 over 3 years	£ 234 over 3 years	
Totals	£ 6,009	£ 3,228	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Room in roof insulation	£1,500 - £2,700	£ 1,149	✓
2 Internal or external wall insulation	£1,000 - £14,000	£ 981	✓
3 Floor insulation (suspended floor)	£800 - £1,200	£ 138	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.



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Please call this office if you have any enquiries regarding a property search, or a property to sell, out of the Nottinghamshire area.

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