



**Haydn Road, Sherwood, NG5 2LA**  
£225,000 Freehold

# Haydn Road, Sherwood

3 Bedrooms, 1 Bathroom

£225,000

- Deceptively Spacious Three Bedroom Semi-Detached House
- Modern & Neutral Interior
- Close To Sherwood Amenities
- Easy Access to City Centre & City Hospital
- No Onward Chain
- Low Maintenance, South Facing Rear Garden
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Being offered to the market with no onward chain, this deceptively spacious three bedroom semi-detached house is situated in an excellent location just a few minutes walk to the centre of Sherwood boasting an array of amenities. The accommodation comprises of two reception rooms, a modern fitted kitchen, three well proportioned bedrooms and a modern fitted bathroom. Externally, the property offers an enclosed, south facing and low maintenance rear garden



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

and on road parking is available to the front. Affording excellent access to the City Centre and City Hospital, early viewing is strongly recommended.

**RECEPTION ROOM** 14' 8" x 11' 10" (4.47m x 3.61m)  
Accessed via an external uPVC door with wooden flooring, uPVC double glazed bow window to the front elevation, wall mounted radiator and ceiling light.

**RECEPTION ROOM** 12' x 11' 5" (3.66m x 3.48m) With wooden flooring, uPVC double glazed window to the rear elevation, wall mounted radiator, stairs rising to the first floor and ceiling light.

**KITCHEN** 13' 9" x 9' 4" (4.19m x 2.84m) With a range of fitted high and low level units with a rolled edge worktop over incorporating a one and half bowl stainless steel sink and drainer, splashback tiling, integrated electric oven, inset gas hob with extractor hood over, washing machine and dishwasher plumbing, tiled flooring, uPVC double glazed window to the side elevation and external door to the rear garden,

cellar access, wall mounted radiator and two ceiling lights.

**LANDING** With fitted carpet, storage cupboard, loft hatch, ceiling light and fitted ceiling spotlights.

**MASTER BEDROOM** 14' 3" x 11' 11" (4.34m x 3.63m)  
With fitted carpet, two uPVC double glazed windows to the front elevation, wall mounted radiator and ceiling light.

**BEDROOM TWO** 12' 1" x 8' 10" (3.68m x 2.69m) With fitted carpet, uPVC double glazed window to the rear elevation, wall mounted radiator and ceiling light.

**BEDROOM THREE** 9' 4" x 7' (2.84m x 2.13m) With fitted carpet, uPVC double glazed window to the rear elevation, wall mounted radiator and ceiling light.

**BATHROOM** Comprising of a P-Shaped panel bath with chrome mixer taps and shower attachment over, low flush w.c., pedestal wash hand basin, floor and

part wall tiling, chrome heated towel rail, opaque uPVC double glazed window to the side elevation and ceiling light.

**EXTERNAL** The property enjoys an enclosed, south facing rear garden which is low maintenance with artificial lawn, gravel and paved patio areas, outhouses, fenced boundary and gate access. To the front is a small walled garden and on road parking is available.

**DISCLAIMER** Please note that the furnished photos are virtual staging prepared by AI.









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