

FOR SALE

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**49 COMPTON ROAD
SHERWOOD
NOTTINGHAM
NG5 2NH**

£375,000



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

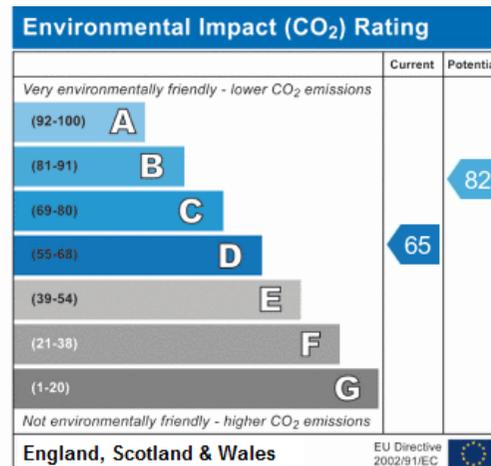
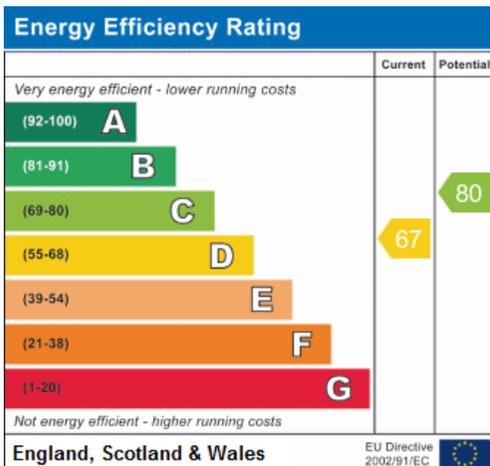


49 COMPTON ROAD, SHERWOOD, NOTTINGHAM NG5 2NH

- * HAMMOND PROPERTY SERVICES ARE DELIGHTED TO BRING TO THE MARKET THIS IMPOSING **FIVE DOUBLE BEDROOM FAMILY HOME** WHICH IS SITUATED IN A VERY POPULAR AND SOUGHT AFTER RESIDENTIAL AREA OF SHERWOOD.
- * **MANY ORIGINAL FEATURE HAVE BEEN RETAINED ** ORIGINAL FIREPLACES ** STRIPPED PANELLED DOORS ** PICTURE RAILS ** CORNICING ** STAIN GLASS WINDOWS.**
- * Close by are a wide array of shops, gift shops, restaurants and bars. The City centre is a short commute away with regular bus services from Hucknall Road.
- * The property is on three floors and in brief comprises of a spacious hallway, lounge dining room, sitting room, kitchen, utility and cloakroom with W.C., family bathroom, five double bedrooms and a wet room. In addition, to the side to the property, is a Upvc lean- too room which is presently being used as music room but would make a lovely sun room or office space. Sat back from the road, and in an elevated position, the property benefits from a generous rear garden with lawn and decked areas.



Original Stain glass window



DIRECTIONAL NOTE:

From our Sherwood Office and just after the traffic lights turn left onto Burlington Road. At the traffic island turn left onto Hardwick Road which becomes St. Albans Street. Turn left onto Cannon Street and right onto Osborne Road. Turn right onto Victoria Road and left onto Compton Road where the property is located on the left hand side and is clearly identifiable by our For Sale board.



A wooden and glazed door gives access to a porch area with tiled floor. In turn a further door gives access to;

HALL

A spacious hallway with oak flooring, stairs to the first floor, dado rail, coving to the ceiling and radiator.

KITCHEN 13'08" x 13'08" (max)

A wide range of cream wall and base units with worktop surfaces. Stainless steel double bowl sink unit. Five burner hob, built in oven and extractor hood. Wine cooler. Kick board heater. Space for an upright fridge/freezer. Tiled walls and floor. Decorative stained glass window to the front of the property and sky light windows. Spot lighting. Door to;

PANTRY

With a range of shelving. Wall mounted combination boiler.

UTILITY ROOM 16'08 x 5'10"

Stainless steel single bowl sink and drainer. Wall and base cupboards with work surface. Plumbing for a washing machine and space for a tumble dryer. Tiled floor and skylight window. Rear elevation window and part glazed door giving access to the rear garden.

GROUND FLOOR CLOAKROOM

Low flush WC and extractor fan.





DINING ROOM 12'11" x 10'9"

Large picture window to the rear elevation which allows light to flood the room
Attractive storage cupboards to either side of a feature slate wall. Radiator. Oak flooring. Spot lighting.

LOUNGE 12'11" X 12'11"

Upvc double glazed bay window with seating to the rear elevation. Radiator and oak flooring. Picture rail and coving to the ceiling.

SITTING ROOM 12'11" X 12'06"

Upvc bay window to the front elevation. Feature fireplace with inset gas fire and wooden surround. Spot lighting. Oak flooring.

CELLAR 6'07" X 13'

Wall mounted consumer unit. Light and power.





Stairs from the ground floor. Stained glass window to the side elevation.

LANDING

BEDROOM 1 17'11" x 12'6"

Upvc double glazed bay window to the front elevation and two windows to the side elevation. Two radiators. Original cast iron fireplace. Coving to the ceiling and oak flooring.

BEDROOM 2 13' x 12'11"

Upvc double glazed window to the rear elevation. Radiator. Oak flooring. Original cast iron fireplace.

BEDROOM 3 13'7" x 11'1"

Upvc double glazed window to the rear elevation. Radiator. Original cast iron fireplace. Oak flooring.

BATHROOM

Canadian Maple wall panelling. White suite comprising of a free standing roll top bath with claw feet, pedestal wash hand basin with light over, bidet, low flush WC and shower cubicle. Radiator. Tiled flooring. Upvc double glazed window to the front elevation.

STORAGE CUPBOARD

Shelving.





LANDING

Upvc windows to the side of the elevation. Dado rail.

BEDROOM 4 12'5" x 12'7"

Upvc double glazed window to the rear elevation. Radiator. Built in wardrobe (into sloping ceiling). Spot lighting.

BEDROOM 5 12'5" X 10'7"

Upvc double glazed window to the front elevation. Radiator. Cast iron fireplace. Built in wardrobe. Beech flooring.

WET ROOM 9'5" x 6'3"

Tiled floor and walls. Walk-in shower are with glazed screen. Low flush WC and wash hand basin. Heated towel rail. Extractor fan. Shaver point. Underfloor heating. Velux style window and spot lighting. Loft access.



MUSIC ROOM

Upvc lean-to room with picture window and door to the rear elevation and a further door giving access to the front elevation. Presently used as a music room this useful room could be used as a sun room or office.

OUTSIDE

The property sits in an elevated position behind a Bulwell Stone wall with a block paved driveway.

The spacious rear garden is SOUTH FACING and laid to lawn with patio areas and children's play area.







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TO SPEAK TO AN INDEPENDENT

MORTGAGE ADVISOR

NOW

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Relocation Agent Network is a national network of selected estate agents. All members are independent businesses, hand picked after thorough checks to identify them as, in Cartus' opinion, the best independent estate agent to represent Relocation Agent Network in their area.

The Network provides coverage in locations throughout England, Scotland and Wales. There are Relocation Agent Network members in major towns, cities and rural areas.

By working together Relocation Agent Network can assist families buying and selling property around Britain. Relocation Agent Network is highly selective and membership is based on certain criteria being met such as quality of service, local knowledge and professionalism resulting in membership approved on an invitation basis only.

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

01159 55 77 22