

Emma Terry Homes

moving made personal



11 Melrose Street

Sherwood, Nottingham, NG5 2JP

Asking price £210,000



11 Melrose Street, Sherwood, Nottingham NG5 2JP

Asking price £210,000

A beautifully presented mid-terrace house with three well-proportioned bedrooms, this property is perfect for families or professionals seeking a welcoming home. The clever use of space has created a dedicated office area, ideal for those who work from home or require a quiet space to study.

On the ground floor is the comfortable reception room and a light-filled kitchen/diner with access to the rear yard. On the second floor are two generous bedrooms and the family bathroom. At the top of the house is a further bedroom, which is accessed via a nursery/dressing/study space.

Situated in the popular area of Sherwood, residents will appreciate the vibrant community, complete with an array of crafty shops, cafes, and local amenities just a stone's throw away. This location not only offers a lively neighbourhood but also easy access to Nottingham city centre, making it an ideal spot for those who enjoy both tranquillity and urban life.



Entrance door leads through to:

LIVING ROOM

UPVC double glazed window to front, central heating radiator and door to stairway and kitchen.

KITCHEN/DINING ROOM

Fitted with a range of wall and base units, space for dining table, space for fridge freezer, built in oven with induction hob and stainless steel extractor over, wall mounted boiler, space and plumbing for washing machine and dishwasher, UPVC double glazed window to rear, door to cellar and UPVC double glazed french doors to outside.

CELLAR

Light, power socket and space for tumble dryer, cupboards for additional storage.

STAIRS TO FIRST FLOOR AND LANDING

Central heating radiator.

BEDROOM ONE

UPVC double glazed window to front elevation, two built in floor to ceiling wardrobes, original fireplace with feature tiles and central heating radiator.

BEDROOM TWO

Original feature fireplace and UPVC double glazed window to rear elevation.

BATHROOM

Fitted with bath and shower over, heated towel rail, low level flush W.C, sink with mixer tap, part tiled walls and Velux window.

STAIRS TO THIRD BEDROOM/OFFICE

OFFICE/NURSERY/DRESSING ROOM

Storage, Velux window to rear elevation, central heating radiator and door through to bedroom three.

BEDROOM THREE

Central heating radiator and Velux window to front elevation.

OUTSIDE

The rear of the property is a delightful addition with a fully paved area and gate to back alley.

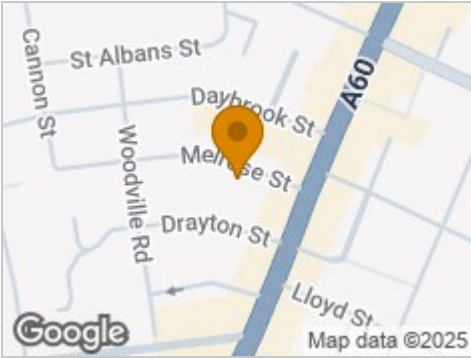








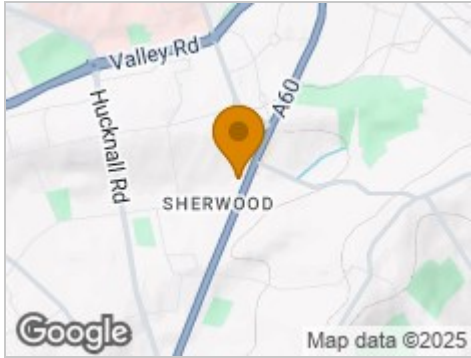
Road Map



Hybrid Map



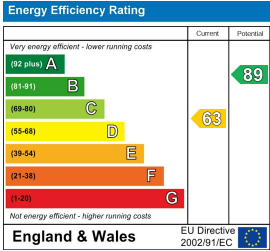
Terrain Map



Viewing

Please contact our Emma Terry Homes Office on 0115 966 57 41 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.