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**113 HOOD STREET  
SHERWOOD**

**£182,950**

**\*\* REDUCED \*\***

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## GROUND FLOOR



**ENTRANCE HALL** Situated at the side of the house a Georgian style entrance door with period style fan light opens into the entrance hall. The hall has a painted finish exposed floor boards. Radiator. Pine panelled door to cellar and further door to

**SITTING ROOM** 14'0 (into bay) x 12'0 generously proportioned main reception room with feature fireplace and bay window. The fireplace is delightful, made in cast iron with open fire recess, dog grate and fronted by a tiled hearth. The feature bay window has timber sash windows. This splendid sash window lets in copious natural light and is integral to enhancing the look and feel of both the exterior of the property and this room too. This room also has a picture rail, and coving with between the two a decorative frieze. Exposed finish floor boards. Radiator. TV aerial point.



**DINING ROOM** 11'10 x 11'10 A further well-proportioned reception room with a lovely period charm having a rustic feel stemming from inherent charm of the property and the exposed brickwork of the feature chimney breast with open fire inset recess and fronted by a tiled hearth. To one side of chimney breast there is an original built in floor to ceiling storage cupboard. This having two sets of panelled doors. The dining room like the sitting room has a light and airy feel with sash windows to two elevations. Radiator. Plate rack and shelving to two walls.



**KITCHEN** 9'4 x 6'10 Continuing the period feel the kitchen like the dining room has a rustic cottage like feel. Having a charming "Belfast" style sink unit. Sash effect window to the side elevation. Adjacent half glazed door to outside. Gorgeous red quarry tile floor. Gas cooker point. Stainless steel finish chimney style fan hood. Extensive shelving to two walls. Splash back tiling. Free standing base level storage unit. Plumbing for automatic washing machine. Plumbing for automatic dishwasher.





## FIRST FLOOR

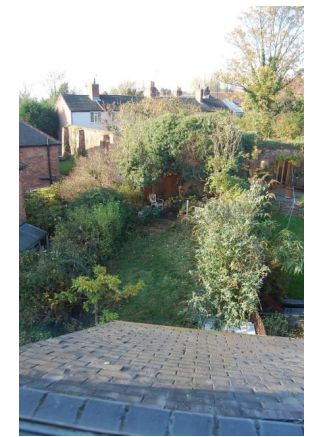
Stairs rise from the hall to the first floor.

**LANDING** sash window to the side elevation. Doors to the master bedroom and bedroom 2.

**BEDROOM 1** 12'0 x 11'7 A particularly well-proportioned master bedroom with radiator. Two feature timber sash windows to the front elevation through which one can take in a lovely aspect with eye drawn away over roof tops of properties as the landscape rises towards Mapperley Top. Exposed floor boards. Coving to ceiling. Radiator.

**BEDROOM 2** 12'0 x 12'0 another very good size double bedroom with sash window overlooking the lovely rear garden and again having a pleasant aspect. double glazed window to the rear elevation looking out over the very attractive rear garden. Radiator. Door through to the first floor bathroom.

**FIRST FLOOR BATHROOM** with three piece suite comprising an oversize period style bath with flush fitted shower over, mixer tap and panelled side. Period style pedestal wash hand basin and close coupled wc. Complementary tiling to all walls. Part obscured glazed sash window to side. Radiator. "Chess board" effect patterned floor finish.



## SECOND FLOOR & OUTSIDE.

Second Floor:  
**LANDING** With doors off to

**BEDROOM 3** 11'11 x 10'5 once again a good size double bedroom. With sash window. Radiator.

**BATHROOM** With three piece suite comprising, bath with shower taps, wash hand basin and close coupled wc. Double glazed skylight widow. Tiled floor. "Old School" style radiator. Shaving light.

**BEDROOM 4** 11'8 x 10'3 (max dimensions). = 10'3 x 7'1 plus 6'9 x 4'5 Window to rear again having an attractive aspect.

**OUTSIDE** The property stands set back from the road behind a low level sandstone wall. The property has an enclosed frontage which has been block paved and offers an area to sit out in and to catch the early-late morning sun. A path continues to the side of the property with gated access then leading onto the rear of the property.

Here there can be found on of the most attractive features of the property. The rear garden is a delight and is much larger than would be expected or indeed than is usually found with such properties.

A block paved seating area abuts the house. Doors to attached stores. Raised flower and shrub bed and steps rising through these to the main lawned garden. The garden being of a most generous size ideal for children and or pets. It is also Westerly facing and fully enclosed by hedging.

**SH3524**

