

HoldenCopley

PREPARE TO BE MOVED

Devonshire Road, Sherwood, Nottinghamshire NG5 2EW

Guide Price £280,000

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GUIDE PRICE £280,000 - £300,000

WELL-PRESENTED FAMILY HOME...

This four bedroom detached house would be an ideal purchase for anyone looking to upsize into their forever home as the property is well-presented with neutral decor and newly fitted carpets and offers spacious accommodation throughout allowing the new buyers to move straight in! Situated in a popular location just a stone's throw away from the vibrant Sherwood High Street, which is host to a range of shops, eateries and excellent transport links as well as being within close proximity to Nottingham City Centre, The City Hospital and great school catchment. The ground floor has a porch, an entrance hall, a bay-fronted family room, a spacious living room, a dining room, a modern fitted kitchen and a W/C. The first floor carries four bedrooms which are serviced by a two-piece bathroom suite and a separate W/C. To the front of the property is a low-maintenance garden and to the rear is a private enclosed courtyard-style garden and a paved driveway providing off-road parking.

MUST BE VIEWED





- Detached House
- Four Bedrooms
- Three Spacious Reception Rooms
- Modern Fitted Kitchen
- Ground Floor W/C
- Two-Piece Bathroom Suite & Separate W/C
- Private Enclosed Courtyard-Style Garden
- Driveway
- Popular Location
- Must Be Viewed





GROUND FLOOR

Porch

The porch has tiled flooring and a single door providing access into the accommodation

Entrance Hall

The entrance hall has wooden flooring, carpeted stairs, a radiator, a dado rail and a single UPVC door

Family Room

13'3" x 11'4" (4.06m x 3.47m)

The family room has carpeted flooring, a feature fireplace with a decorative surround, a radiator, a picture rail and a UPVC double glazed bay window to the front elevation

Living Room

19'0" x 11'4" (5.80m x 3.46m)

The living room has carpeted flooring, a feature fireplace, a TV point and two UPVC double glazed windows to the side and rear elevations

Dining Room

14'4" x 9'3" (4.38m x 2.82m)

The dining room has carpeted flooring, a radiator and a UPVC double glazed window to the front elevation

Kitchen

16'9" x 10'5" (5.12m x 3.20m)

The kitchen has a range of fitted base and wall units with worktops, a sink with a drainer and swan neck mixer tap, space for an oven, an extractor hood, space and plumbing for a washing machine, space for a fridge freezer, a pantry, underfloor heating, a UPVC double glazed window to the rear elevation and a single door providing access to the rear garden

W/C

This space has a low-level dual flush W/C, a wall-mounted wash basin with stainless steel taps, a radiator, tiled flooring, tiled walls and a UPVC double glazed obscure window to the front elevation

FIRST FLOOR

Landing

The landing has carpeted flooring, a picture rail, a window to the side elevation and provides access to the loft and first floor accommodation

Bedroom One

13'9" x 10'8" (4.21m x 3.26m)

The main bedroom has carpeted flooring, a radiator and a UPVC double glazed window to the front elevation

Bedroom Two

12'2" x 10'5" (3.72m x 3.19m)

The second bedroom has carpeted flooring, a radiator and a UPVC double glazed window to the rear elevation

Bedroom Three

14'1" x 8'11" (4.30m x 2.74m)

The third bedroom has carpeted flooring, two radiators and two UPVC double glazed windows to the front and rear elevations

Bedroom Four

10'3" x 7'9" (3.13m x 2.38m)

The fourth bedroom has carpeted flooring, an in-built wardrobe, a radiator, a picture rail and a UPVC double glazed window to the front elevation

Bathroom

5'11" x 5'11" (1.81m x 1.81m)

The bathroom has a pedestal wash basin with stainless steel taps, a panelled bath with a waterfall-style and hand-held shower fixture, a radiator, tiled flooring, tiled walls and a UPVC double glazed obscure window to the rear elevation

W/C

This space has a low-level flush W/C, tiled flooring, tiled walls and a UPVC double glazed obscure window to the side elevation

OUTSIDE

Front

To the front of the property is a low-maintenance brick-walled garden, courtesy lighting and access to on-street parking

Rear

To the rear of the property is a private enclosed courtyard-style garden with a paved driveway providing off-road parking, courtesy lighting, an outdoor tap, brick boundaries and panelled fencing

DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band D

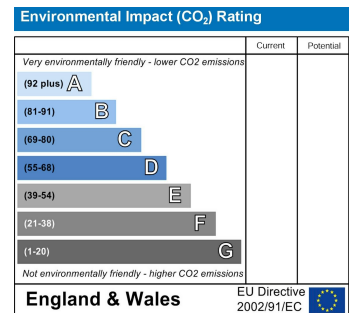
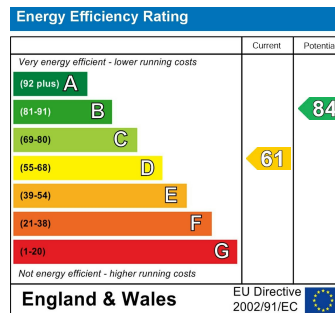
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

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All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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