

# HoldenCopley

PREPARE TO BE MOVED

Erskine Road, Sherwood, Nottinghamshire NG5 1BP

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**Guide Price £350,000**

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Guide Price - £350,000 - £375,000

SPACIOUS DETACHED HOUSE IN POPULAR LOCATION...

Discover the perfect combination of space and potential with this substantial four double bedroom house offering generous living areas and a private garden, this property is a fantastic opportunity for those seeking a comfortable family home. Located in the desirable area of Sherwood, this property benefits from easy access to local amenities, including shops, supermarkets, restaurants, and parks. Sherwood also boasts excellent transport links, making commuting and exploring the surrounding areas convenient and hassle-free. Internally, to the ground floor there is an inviting entrance hall leading to a convenient store room and a shower room suite. The two large reception rooms provide ample space for entertaining guests or creating cosy family spaces. The heart of the home is the large kitchen diner, perfect for cooking and gathering with loved ones. The ground floor offers plenty of space and potential for personalization and customization to suit your lifestyle. Ascending to the first floor, you'll find a well-appointed landing leading to four double bedrooms, ensuring plenty of room for family members or guests. A bathroom suite completes the first floor, providing essential amenities for everyday living. Outside, there is a driveway to the front, providing off-road parking space for three cars with iron railings surrounding the property and to the rear, you'll find a private garden, offering a tranquil escape to relax and enjoy outdoor activities.

MUST BE VIEWED





- Detached House
- Four Double Bedrooms
- Two Large Reception Rooms
- Fitted Kitchen Diner
- Two Bathroom Suites
- Ample Storage Space
- Off-Road Parking For Three Cars
- Enclosed Garden
- Popular Location
- Must Be Viewed





## GROUND FLOOR

### Entrance Hall

7'8" x 13'11" (2.34m x 4.25m)

The entrance hall has wood-effect flooring, carpeted stairs, a radiator, two dado rails, coving to the ceiling, an in-built cupboard, a ceiling rose, access into a store room and a single UPVC door providing access into the accommodation

### Shower Room

6'8" x 6'5" (2.05m x 1.96m)

This space has a low level dual flush W/C, a bidet hose, a wall-mounted wash basin, a shower enclosure, a chrome heated towel rail, tiled flooring, fully tiled walls, an extractor fan, recessed spotlights and a UPVC double-glazed obscure window to the side elevation

### Store Room

6'4" x 6'5" (1.95m x 1.97m)

This space has wall-mounted shelves, a wall-mounted boiler and a UPVC double-glazed obscure window to the side elevation

### Family Room

12'7" x 22'9" (3.86m x 6.95m)

The family room has a UPVC double-glazed bay window to the front elevation, wood-effect flooring, coving to the ceiling, a dado rail, two decorative wall niches, a feature fireplace with a stone surround, two ceiling roses and double French doors opening out to the rear garden

### Living Room

19'5" x 14'6" (5.93m x 4.44m)

The living room has UPVC double-glazed windows to the side elevation, wood-effect flooring, panelled ceiling, two radiators, a TV point and a feature fireplace with a decorative surround

### Kitchen

16'0" x 14'0" (4.88m x 4.27m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with a movable swan neck mixer tap, space for a range cooker and an extractor fan, space for a fridge freezer, space and plumbing for a washing machine, tiled flooring, fully tiled walls, plinth lighting, panelled ceiling with recessed spotlights, a radiator, space for a dining table, UPVC double-glazed windows to the side elevation and a single UPVC door to access the garden

## FIRST FLOOR

### Landing

24'0" x 7'8" (7.32m x 2.35m)

The landing has a UPVC double-glazed window to the front elevation, carpeted flooring, a dado rail, coving to the ceiling, an in-built cupboard, access to the loft and provides access to the first floor accommodation

### Bedroom One

10'11" x 12'4" (3.33m x 3.78m)

The first bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, coving to the ceiling and fitted sliding mirrored door wardrobes

### Bedroom Two

10'0" x 11'2" (3.07m x 3.42m)

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

### Bedroom Three

12'8" x 10'6" (3.86m x 3.20m)

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

### Bedroom Four

8'9" x 11'2" (2.69m x 3.41m)

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

## Bathroom

6'3" x 9'9" (1.92m x 2.99m)

The bathroom has a low level flush W/C, a pedestal wash basin, a corner-fitted bath with a wall-mounted electric shower fixture and a bi-folding shower screen, a chrome heated towel rail, carpeted flooring, fully tiled walls and two UPVC double-glazed obscure window to the side elevation

## OUTSIDE

### Front

To the front and side of the property is an enclosed garden with a block-paved driveway and brick boundary walls featuring a decorative iron railing

### Rear

To the rear of the property is an enclosed garden with a block-paved patio area, a lawn and fence panelling

## 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.

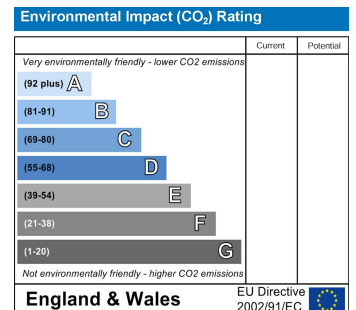
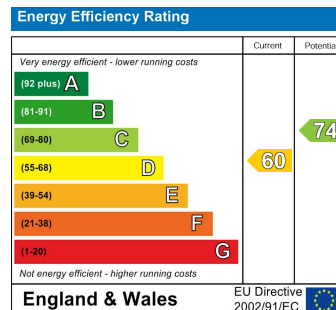
The vendor has advised the following:

Property Tenure is Freehold

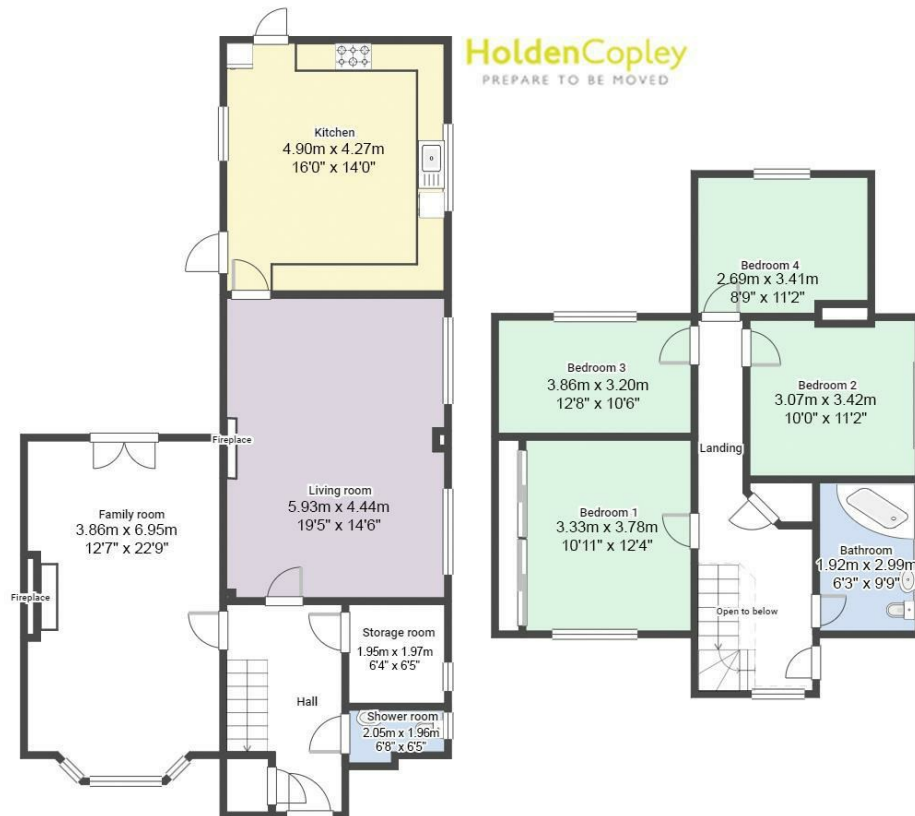
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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