

HoldenCopley

PREPARE TO BE MOVED

Newstead Street, Sherwood, Nottinghamshire NG5 2GY

Guide Price £550,000 - £600,000

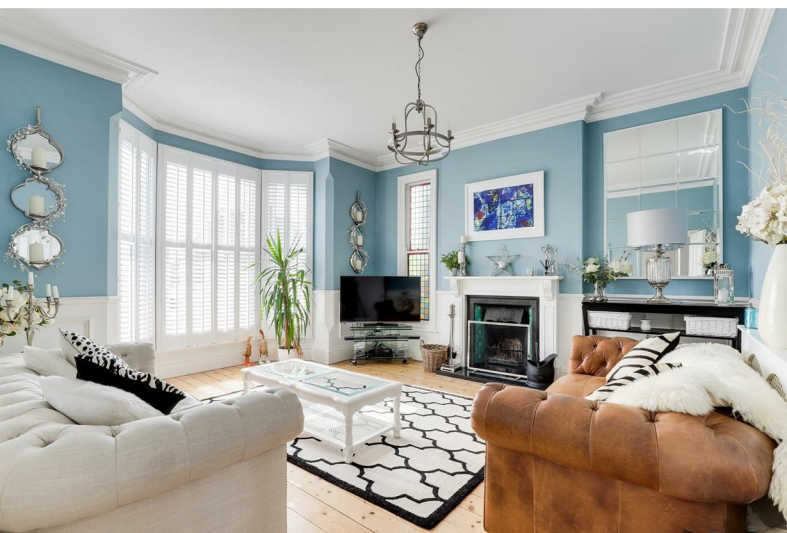
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BURSTING WITH CHARACTER...

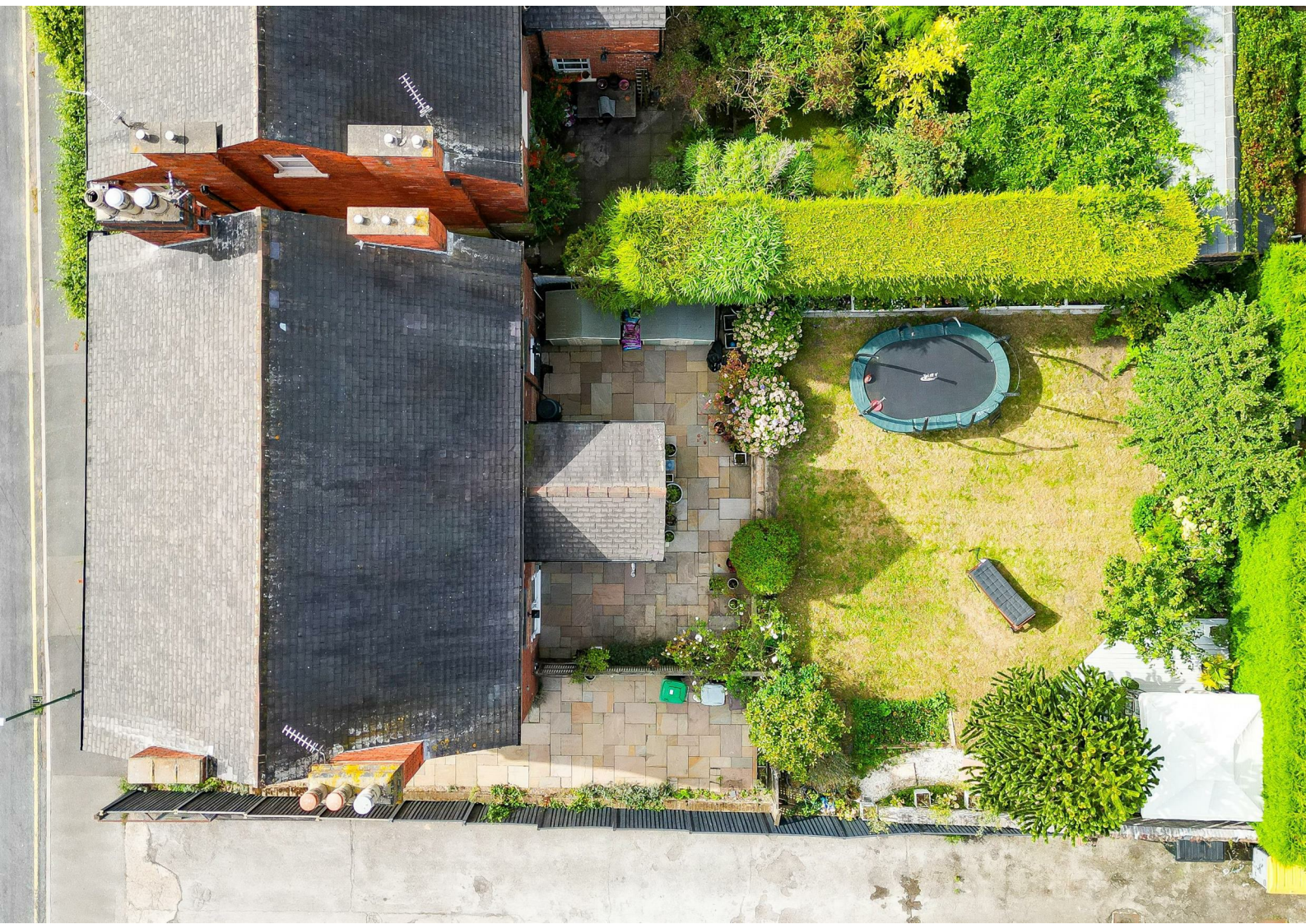
This substantial four-bedroom detached house is a timeless gem that has undergone a sympathetic renovation, artfully preserving its original charm while introducing modern luxuries. As you step inside, you'll be greeted by a sense of grandeur, with coving gracing the ceilings and Minton tiled flooring leading the way through the entrance hall. The house's character is accentuated by beautiful feature fireplaces that add warmth and elegance to the living spaces. This property isn't just immaculately presented; it boasts a spacious design that spans across two floors, making it the perfect haven for a growing family. Situated just a stone's throw away from the vibrant Sherwood High Street, convenience is at your doorstep. The high street offers a plethora of shops, eateries, and easy access to main bus links into the City Centre. In close proximity, you'll find local amenities, universities, and excellent school catchments, making it a prime location for families. The ground floor reveals an inviting entrance hall with access to the cellar, two bay-fronted reception rooms that exude classic sophistication, and a stylish contemporary fitted kitchen with a central island. The kitchen seamlessly opens into a dining area with a log-burner, which radiates a cosy atmosphere. Access to the utility room and a convenient W/C further enhance the functionality of this home. Venturing to the first floor, you'll discover four generously proportioned double bedrooms, each offering a tranquil retreat. They are serviced by a luxurious five-piece family bathroom suite, and the master bedroom enjoys the added luxury of an en-suite, ensuring that everyone's needs are met. Outside, the property boasts a front driveway for convenient parking and a rear garden that is a true haven. Featuring multiple seating areas, it invites you to bask in the serenity of outdoor living. A vast expanse of lush lawn offers endless possibilities.





- Renovated Detached House
- Four Double Bedrooms
- Two Reception Rooms
- Stylish Fitted Kitchen With Open Plan Dining Area
- Utility & W/C
- Large Cellar
- Two Contemporary-Fitted Bathrooms
- Fantastic-Sized Garden With Multiple Seating Areas
- Driveway
- Popular Location





GROUND FLOOR

Entrance Hall

25'1" x 6'4" (7.66 x 1.94)

The entrance hall has original Minton tiled flooring, featured panelled walls, coving to the ceiling, recessed spotlights, a decorative ceiling arch, access to the cellar and a single door with glass inserts providing access into the accommodation

Kitchen Diner

30'6" x 14'1" (9.31 x 4.31)

The kitchen has a range of fitted shaker-style base and wall units with wood-effect worktops, a central breakfast bar island with Granite worktops, a ceramic sink and a half with a movable swan neck mixer tap and drainer, an integrated dishwasher, an integrated fridge, a range cooker, coving to the ceiling, tiled flooring, a UPVC double-glazed bay window with bespoke fitted shutters to the front elevation and open plan to the dining area, which has continued tiled flooring, a recessed chimney breast alcove with a wooden mantelpiece and a log-burning stove, a wall-mounted TV point, coving to the ceiling, in-ceiling speakers, a radiator, in-built storage cupboards, a UPVC double-glazed window with bespoke fitted shutters to the side elevation and double French doors opening out to the rear garden

Living Room

16'10" x 14'2" (5.14 x 4.34)

The living room has a UPVC double-glazed bay window with bespoke fitted shutters to the front elevation, a stained-glass sash window to the side elevation, wooden flooring, coving to the ceiling, feature panelled walls, a feature fireplace with a decorative surround, a TV point and a radiator

Office

12'8" x 12'3" (3.88 x 3.75)

The office has a UPVC double-glazed sliding sash window to the rear elevation, a further UPVC double-glazed window to the side elevation, wood-effect flooring and a radiator

Utility Room

6'10" x 7'10" (2.09 x 2.41)

The utility room has fitted shaker-style base and wall units with a wood-effect worktop, a double Belfast-style sink with a swan neck mixer tap, an integrated washing machine, space for a tumble-dryer, tiled flooring, feature panelled walls, recessed spotlights, a UPVC double-glazed sliding sash window to the side elevation and a single UPVC door providing access to the garden

W/C

7'10" x 2'11" (2.41 x 0.89)

This space has a high-level flush W/C, a period-style pedestal wash basin, a column radiator, tiled flooring, a dado rail, recessed spotlights and a UPVC double-glazed sliding sash window to the side elevation

FIRST FLOOR

Landing

17'3" x 6'3" (5.28 x 1.93)

The landing has painted wooden flooring, a radiator, feature panelled walls, access to the loft and provides access to the first floor accommodation

Master Bedroom

14'2" x 14'1" (4.34 x 4.31)

The main bedroom has dual-aspect UPVC double-glazed windows with bespoke fitted shutters to the front and side elevation, wooden flooring, a dado rail, a wall-mounted TV point and access into the en-suite

En-Suite

9'6" x 4'2" (2.92 x 1.29)

The en-suite has a concealed dual flush W/C, a wash basin, an electrical shaving point, a double walk-in shower enclosure with an overhead mains-fed shower and wall-mounted fixtures, floor-to-ceiling tiles, a chrome heated towel rail, recessed spotlights and a UPVC double-glazed window with bespoke fitted shutters to the front elevation

Bedroom Two

14'3" x 14'0" (4.35 x 4.29)

The second bedroom has a UPVC double-glazed window with bespoke fitted shutters to the front elevation, a stained-glass sash window to the side elevation, wooden flooring, feature panelled walls, a column radiator and an original open fireplace with a tiled hearth

Bedroom Three

14'3" x 12'10" (4.35 x 3.92)

The third bedroom has a UPVC double-glazed window to the rear elevation, wooden flooring, feature panelled walls and a column radiator

Bedroom Four

12'9" x 12'3" (3.90 x 3.75)

The fourth bedroom has a UPVC double-glazed window to the rear elevation, engineered wood flooring, feature panelled walls and a column radiator

Bathroom

10'2" x 7'11" (3.12 x 2.43)

The bathroom has a low level flush W/C, a wash basin, a freestanding double-ended slipper bath with claw feet and a handheld shower head, a double walk-in shower enclosure with an overhead rainfall shower and wall-mounted fixtures, a column radiator with a chrome towel rail, wooden flooring, partially tiled and panelled walls, recessed spotlights, an extractor fan and a UPVC double-glazed window with fitted shutters to the rear elevation

OUTSIDE

Front

Outside to the front of the property is a stone walled frontage with a wrought iron gate and path leading to the front door. To the side, there is a driveway providing off-road parking and gated access to the rear garden

Rear

To the rear of the property is a private enclosed garden with Sandstone patio, two sheds, raised planters, a range of plants and shrubs, multiple outdoor taps, a decked seating area and courtesy lighting

DISCLAIMER

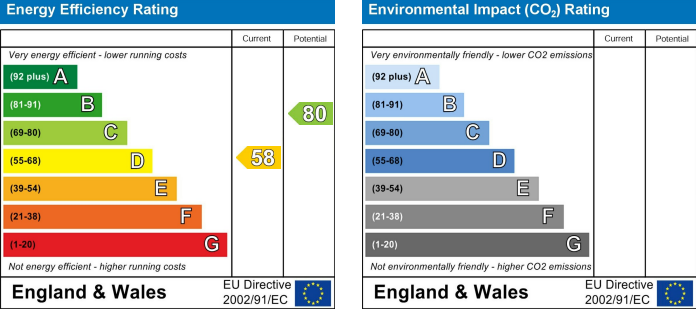
Council Tax Band Rating - Nottingham City Council - Band C
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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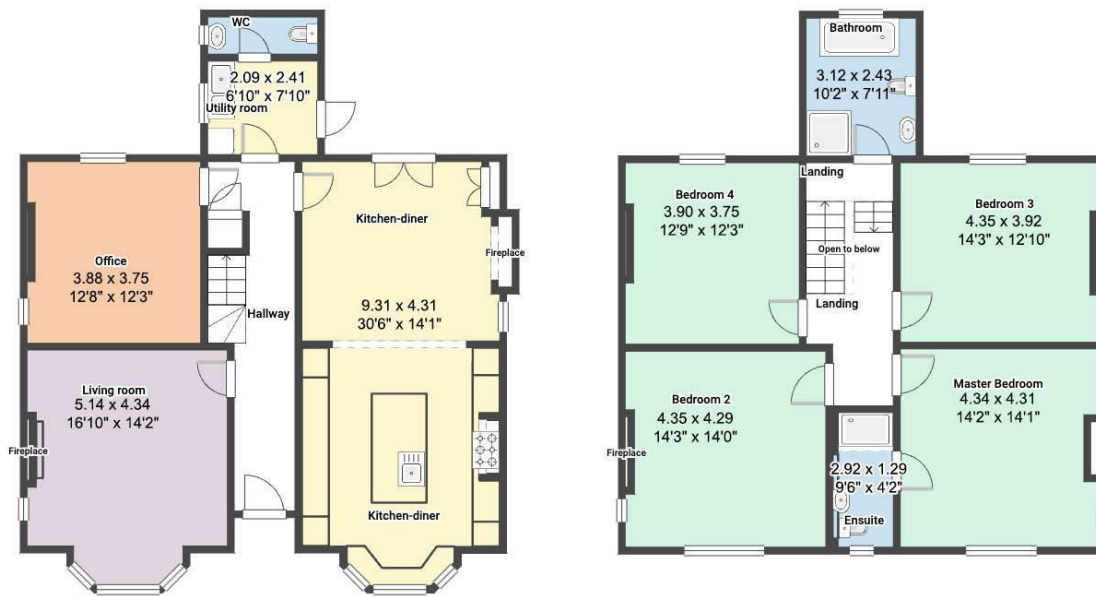
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or 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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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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