

HoldenCopley

PREPARE TO BE MOVED

Caledon Road, Sherwood, Nottinghamshire NG5 2NF

Guide Price £350,000 - £375,000

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WELL-PRESENTED THROUGHOUT...

This property epitomises timeless elegance and character, nestled in a popular neighbourhood, this home offers an abundance of charm and a wealth of space for comfortable family living. As you step into the ground floor, you're greeted by an inviting entrance hall that sets the tone for what lies beyond. The bay-fronted living room exudes warmth and comfort, providing the perfect setting for cosy evenings with loved ones. Adjacent to the living room is the bay-fronted dining room, an ideal space for entertaining guests or hosting family gatherings. The fitted kitchen ensures that every culinary adventure is a delightful experience. Venturing upstairs to the first floor, you'll discover three well-proportioned bedrooms that showcase the house's versatile layout. A three-piece bathroom suite on this level offers both practicality and style, perfect for unwinding in a luxurious bath or taking a quick shower. The loft conversion has been built and can be transformed into a serene sanctuary such as an inspiring home office, bedroom or a playroom for the children subject to the necessary planning permissions. Outdoor living is equally captivating. On-street parking ensures convenience for both residents and guests. To the rear of the property, a private enclosed garden awaits, offering a tranquil oasis where you can enjoy al fresco dining, gardening or simply basking in the sunshine. Perfectly situated in a sought-after location, you'll be within easy reach of the vibrant Sherwood High Street. Here, you'll find a plethora of shops, delightful eateries, and excellent transport links, making everyday life a breeze.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms & A Loft Conversion
- Two Spacious Reception Rooms
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Basement
- Private Enclosed Garden
- On-Street Parking
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

11'10" x 8'3" (3.61m x 2.54m)

The entrance hall has original tiled flooring, carpeted stairs, a radiator, a picture rail, a window to the front elevation and a single door providing access into the accommodation

Living Room

14'1" x 12'2" (4.31m x 3.73m)

The living room has wooden floorboards, a original open feature fireplace with a decorative surround, a TV point, a radiator, wall-mounted light fixtures, a picture rail, cornice to the ceiling and a bay window to the front elevation

Dining Room

14'6" x 12'2" (4.44m x 3.73m)

The dining room has wooden floorboards, a radiator, wall-mounted light fixtures, a picture rail, cornice to the ceiling and a bay window to the rear elevation

Kitchen

8'9" x 19'10" (2.68m x 6.07m)

The kitchen has a range of fitted base and wall units with stainless steel worktops, a double sink with a mixer tap, space for a Rangemaster cooker, an extractor hood, space for a fridge freezer, space and plumbing for a washing machine, space and plumbing for a dishwasher, access to the basement, a radiator, two vertical radiators, tiled splashback, original tiled flooring, two windows to the side and rear elevations and a single door providing access to the rear garden

BASEMENT LEVEL

Basement

The large basement is the length of the whole ground floor and provides ample storage space

FIRST FLOOR

Landing

2'9" x 6'11" (0.86m x 2.12m)

The landing has carpeted flooring and provides access to the first floor accommodation

Master Bedroom

12'3" x 11'10" (3.75m x 3.63m)

The master bedroom has wooden floorboards, a radiator and a window to the front elevation

Bedroom Two

12'3" x 11'10" (3.75m x 3.63m)

The second bedroom has wooden floorboards, a radiator and a window to the rear elevation

Bedroom Three

8'10" x 10'11" (2.70m x 3.33m)

The third bedroom has wooden floorboards, a radiator and a window to the rear elevation

Bathroom

8'2" x 5'1" (2.50m x 1.56m)

The bathroom has a low-level dual flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted shower fixture, a radiator and an obscure window to the front elevation

LOFT

Loft Conversion

11'11" x 13'6" (3.65m x 4.12m)

The loft conversion has wooden floorboards, storage in the eaves, three Velux windows and has the potential to be converted into another bedroom subject to the necessary planning permissions

OUTSIDE

Front

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

Rear

To the rear of the property is a private enclosed garden with a stone paved patio area, steps down to a well-maintained lawn, a range of plants and shrubs, a shed, courtesy lighting and panelled fencing

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.

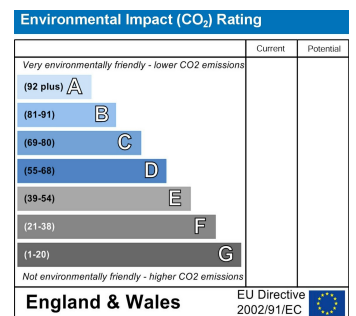
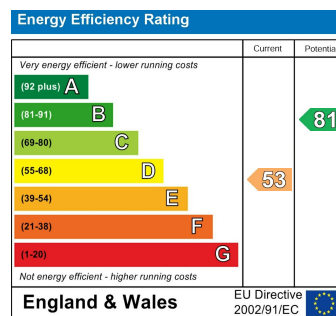
The vendor has advised the following:

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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