

HoldenCopley

PREPARE TO BE MOVED

Weaving Gardens, Sherwood, Nottinghamshire NG5 3JH

Guide Price £280,000

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GUIDE PRICE £280,000 - £300,000

MODERN SEMI-DETACHED HOUSE...

Welcome to this modern three-bedroom semi-detached house, an epitome of contemporary living. Upon entering, you are greeted by a welcoming entrance hall that sets the tone for the entire residence. The ground floor seamlessly integrates a sleek and modern fitted kitchen, open plan to the spacious living room, creating a perfect space for family gatherings and entertaining. Convenience is key with the addition of a well-appointed W/C on this level. Venture up to the first floor, where two generously sized bedrooms await, accompanied by a versatile study that can cater to your work-from-home needs. A tastefully designed three-piece bathroom suite completes this floor, ensuring comfort and style in every detail. Ascend to the second floor to discover the luxurious master bedroom, offering a private retreat with the added bonus of an en-suite for added convenience. The entire home boasts contemporary finishes and thoughtful design elements. Outside, the property features a private enclosed garden, providing a serene outdoor space to unwind or entertain. The convenience of a driveway adds to the appeal, offering ample off-road parking. Situated in a popular location, within reach of various local amenities, excellent schools, the City Hospital and easy access into Nottingham City Centre. This residence truly encapsulates modern living at its finest, combining style, functionality and comfort for the discerning homeowner.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms & A Study
- Modern Open Plan Kitchen & Living Room
- Ground Floor W/C
- Stylish Three-Piece Bathroom Suite
- En-Suite To The Master Bedroom
- Private Enclosed Garden
- Driveway
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

The entrance hall has laminate flooring, carpeted stairs, an under-stair storage cupboard, a radiator and a single composite door providing access to the rear garden

Open Plan Kitchen Living Space

25'6" max x 15'10" max (7.78m max x 4.83m max)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with a drainer and a mixer tap, an integrated oven, an integrated hob, an integrated fridge freezer, an integrated dishwasher, tiled splashback, LED recessed plinth lights, space for a dining table, a radiator, tiled flooring, a UPVC double glazed window to the front elevation and is open plan to the living room which has laminate flooring, a TV point, two radiators and UPVC double French doors providing access to the rear garden

W/C

This space has a low-level dual flush W/C, a pedestal wash basin, tiled splashback, a radiator, a dado rail and tiled flooring

FIRST FLOOR

Landing

The landing has carpeted flooring, an in-built storage cupboard, a radiator, a UPVC double glazed window to the side elevation and provides access to the first floor accommodation

Bedroom Two

12'9" x 8'10" (3.91m x 2.71m)

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

Bedroom Three

12'5" x 8'10" (3.79m x 2.71m)

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

Study

18'4" max x 15'11" max (5.60m max x 4.86m max)

The study has carpeted flooring, a radiator, stairs providing access to the second floor accommodation and a UPVC double glazed window to the front elevation

Bathroom

8'11" x 6'7" (2.74m x 2.02m)

The bathroom has a low-level dual flush W/C, a pedestal wash basin with a stainless steel mixer tap, a panelled bath with a hand-held shower fixture, a shower screen, tiled splashback, an in-built storage cupboard, a radiator, tiled flooring and a UPVC double glazed window to the rear elevation

SECOND FLOOR

Master Bedroom

18'4" max x 15'11" max (5.60 max x 4.86m max)

The master bedroom has carpeted flooring, two radiators, access to the en-suite and a UPVC double glazed window to the front elevation

En-Suite

8'1" x 4'9" (2.48m x 1.46m)

The en-suite has a low-level dual flush W/C, a pedestal wash basin with a stainless steel mixer tap, a fitted shower enclosure with a waterfall-style and hand-held shower fixture, tiled splashback, a radiator and a Velux window

OUTSIDE

Front

To the front of the property is a low-maintenance garden, courtesy lighting and side access to the rear garden

Rear

To the rear of the property is a private enclosed garden with a stone paved patio area, a lawn, a range of plants and shrubs, an outdoor tap, panelled fencing and gated access to the driveway providing off-road parking

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.

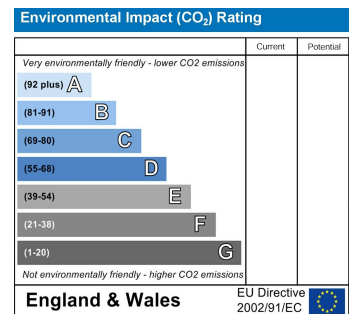
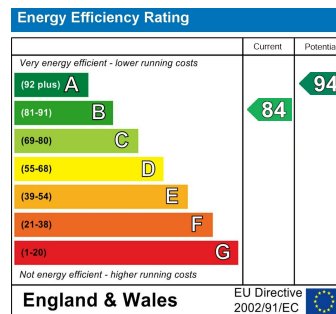
The vendor has advised the following:

Property Tenure is Freehold

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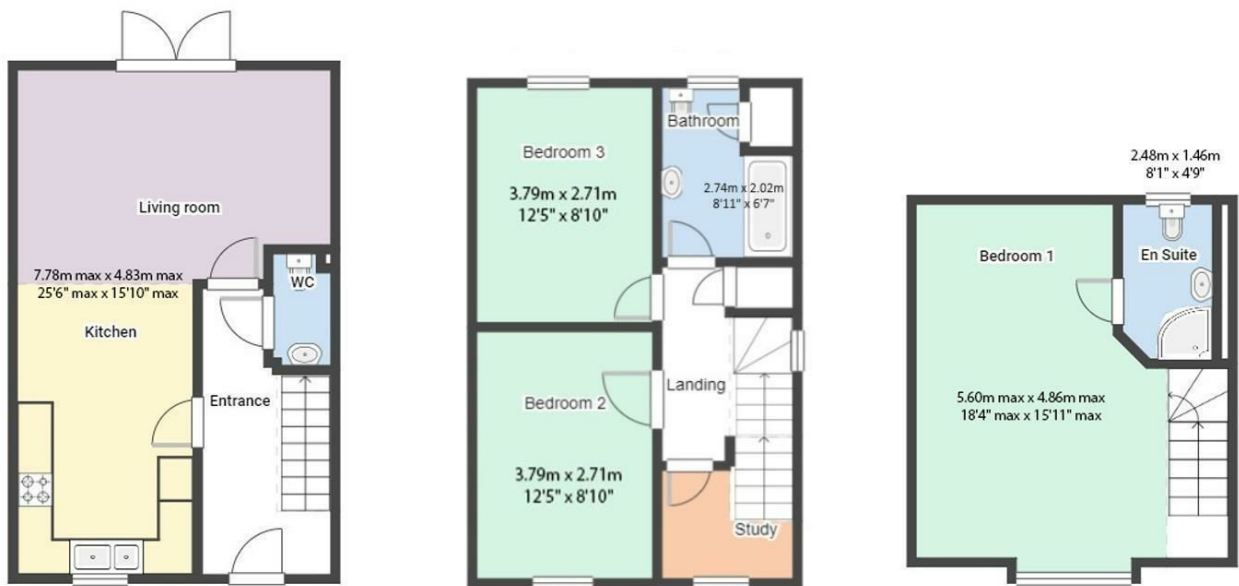
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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