

HoldenCopley

PREPARE TO BE MOVED

Kelham Drive, Sherwood, Nottinghamshire NG5 1RA

£395,000

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THE PERFECT FAMILY HOME...

Nestled within a quiet cul-de-sac, this substantial detached house stands as a testament to refined family living, boasting generous accommodation spanning across three meticulously designed floors. Impeccably presented and decorated throughout, this residence is tailor-made for the modern family seeking both space and comfort. Situated in a highly sought-after location, its proximity to local amenities, excellent transport links, and a plethora of shops and eateries ensures convenience at every turn, whilst offering seamless access to both the City Hospital and the City Centre. Upon entry, an inviting hallway sets the tone for the grandeur that lies within, leading to a stylish dining room and a convenient W/C. The heart of the home resides in the modern fitted kitchen, complemented by a separate utility room and direct access to the integral garage. Ascending to the first floor unveils a spacious living room, where double French doors open to a Juliet-style balcony, flooding the space with natural light and offering serene views. Adjoining this is a versatile study area, perfect for work or relaxation. The master bedroom, complete with a dressing room and an en-suite bathroom, epitomises luxury living. The second floor plays host to three additional double bedrooms, each exuding comfort and serenity, serviced by an en-suite to bedroom two and a well-appointed family bathroom suite. Outside, the front of the property is adorned with various plants and shrubs, alongside a driveway offering ample parking space. Meanwhile, the rear unfolds into a meticulously maintained, south-facing garden, providing an idyllic setting for outdoor enjoyment. A charming summer house adds the finishing touch to this enchanting retreat.

MUST BE VIEWED





- Substantial Detached House
- Three-Storey Accommodation
- Four Double Bedrooms
- Two Spacious Reception Rooms
- Modern Fitted Kitchen With Separate Utility
- Three Bathrooms & Ground Floor W/C
- South-Facing Garden
- Driveway & Integral Garage
- Sought-After Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

3'10" x 17'8" (1.18m x 5.41m)

The entrance hall has wood-effect flooring, a radiator, carpeted stairs, and a single door providing access into the accommodation.

Dining Room

10'1" x 9'9" (3.08m x 2.99m)

The dining room has a UPVC double-glazed window to the front elevation, wood-effect flooring, an in-built under-stair cupboard, and a radiator.

W/C

5'4" x 3'0" (1.64m x 0.92m)

This space has a low level dual flush W/C, a wash basin with fitted storage underneath, tiled splashback, and an extractor fan.

Kitchen

9'4" x 18'7" (2.87m x 5.68m)

The kitchen has a range of fitted base and wall units and under-cabinet lighting, a composite sink and a half with a swan neck mixer tap and drainer, an integrated double oven, a five ring gas hob with an extractor fan, an integrated dishwasher, an integrated fridge freezer, tiled splashback, recessed spotlights, tiled flooring, a radiator, space for a dining table, UPVC double-glazed windows to the rear elevation, and double French doors opening out to the rear garden.

Utility Room

5'4" x 9'4" (1.65m x 2.86m)

The utility room has fitted base and wall units with a rolled-edge worktop, a composite sink with a swan neck mixer tap and drainer, space and plumbing for a washing machine, tiled splashback, tiled flooring, a radiator, an internal door leading into the garage, and a composite door providing access to the rear.

Garage

9'4" x 16'8" (2.87m x 5.10m)

The garage has lighting, and double French doors opening out onto the front driveway.

FIRST FLOOR

Landing

3'0" x 6'8" (0.93m x 2.04m)

The landing has carpeted flooring, a radiator, and provides access to the first floor accommodation.

Living Room

13'6" x 13'9" (4.13m x 4.20m)

The living room has carpeted flooring, a TV point, a UPVC double-glazed window to the front elevation, a radiator, double French doors opening out to a Juliet-style balcony, and open access to a study area.

Study

9'10" x 10'7" (3.00m x 3.24m)

This space has carpeted flooring, a radiator, and a UPVC double-glazed window to the front elevation.

Master Bedroom

13'1" x 12'9" (4.00m x 3.89m)

The main bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, and open access to the dressing room and the en-suite.

Dressing Room

4'10" x 5'4" (1.49m x 1.63m)

The dressing room has carpeted flooring, and fitted floor to ceiling wardrobes.

En-Suite

6'1" x 9'5" (1.87m x 2.88m)

The en-suite has a low level dual flush W/C, a vanity unit wash basin with fitted storage, a panelled bath with an overhead rainfall shower and a handheld shower head, a shower screen, partially tiled walls, tiled flooring, a chrome heated towel rail, an extractor fan, and a UPVC double-glazed window to the rear elevation.

SECOND FLOOR

Upper Landing

6'9" x 3'3" (2.06m x 1.00m)

The upper landing has carpeted flooring, access to the loft, and provides access to the second floor accommodation.

Bedroom Two

10'7" x 9'9" (3.23m x 2.98m)

The second bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, a range of in-built wardrobes, and access into the second en-suite.

En Suite Two

8'4" x 5'5" (2.55m x 1.66m)

The second en-suite has a low level dual flush W/C, a pedestal wash basin, a shower enclosure with an overhead rainfall shower and a handheld shower head, partially tiled wall, vinyl flooring, recessed spotlights, an extractor fan, and a UPVC double-glazed window to the side elevation.

Bedroom Three

14'9" x 13'3" (4.50m x 4.04m)

The third bedroom has two UPVC double-glazed windows to the front elevation, carpeted flooring, and a radiator.

Bedroom Four

11'5" x 9'6" (3.48m x 2.90m)

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

Bathroom

9'3" x 9'9" (2.83m x 2.98m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a corner fitted bath with a handheld shower head, partially tiled walls, vinyl flooring, an electrical shaving point, an extractor fan, a radiator, an in-built airing cupboard, and a UPVC double-glazed window to the front elevation.

OUTSIDE

Front

To the front of the property is a driveway, various plants and shrubs, courtesy lighting, and gated access to the rear garden.

Rear

To the rear of the property is a private enclosed south-facing garden with a paved patio area, a retractable canopy, courtesy lighting, an outdoor tap, decorative trees, plants and shrubs, a lawn, a patio pathway, a timber-built summer house, and fence panelled boundaries.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – Virgin Media & Openreach

Broadband Speed – Ultrafast 1000 Mbps (Highest available download speed) 220 Mbps (Highest available upload speed)

Phone Signal – 3G / 4G / 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – Yes / No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band E

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.

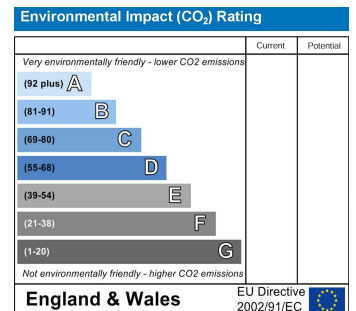
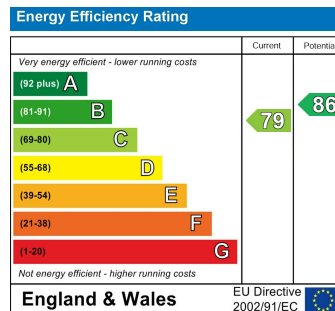
The vendor has advised the following:

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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