

HoldenCopley

PREPARE TO BE MOVED

Daybrook Avenue, Sherwood, Nottinghamshire NG5 2HG

£400,000

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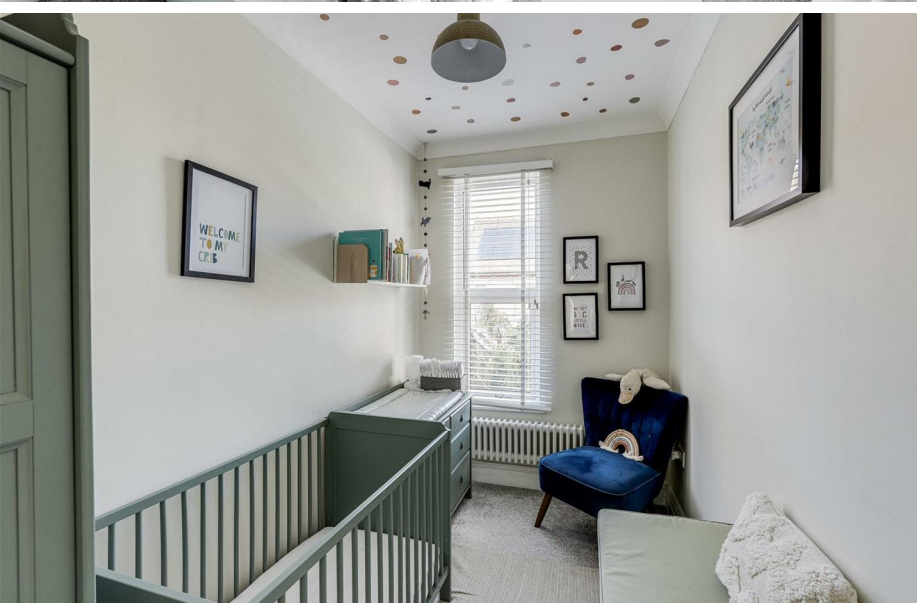


BEAUTIFUL HOME...

Welcome to this charming five-bedroom semi-detached house, brimming with character, this home stands as a testament to the remarkable transformation brought about by its renovation, showcasing an ideal blend of character and modern comfort. Nestled in a popular location just a stroll from Sherwood High Street, you'll enjoy easy access to local amenities and excellent commuting links. Upon stepping inside, the traditional features of this property greet you warmly. To the left of the hallway, the first reception room beckons with its traditional fireplace and a large bay window, bathing the space in natural light and creating a welcoming ambiance. Continuing through, the second reception room unfolds—a spacious retreat adorned with double French doors that open to the rear garden. The heart of the home resides in the modern kitchen diner, completing the ground floor with style and practicality. Ascend to the upper level where two double bedrooms and a single bedroom await, along with a stylish bathroom boasting a walk-in shower and a luxurious freestanding bath. For added convenience, an additional separate W/C is provided. Venture to the top level to discover two further double bedrooms, offering ample space and versatility. The property also features a cellar, providing ample storage space to accommodate your needs. Outside, the frontage welcomes you with a driveway for off-road parking and access to the garage, offering additional storage solutions. The rear garden is enclosed and low-maintenance, featuring a patio seating area and an artificial lawn—perfect for enjoying the outdoors with family and friends.

MUST BE VIEWED





- Semi-Detached House
- Five Bedrooms
- Two Reception Rooms
- Modern Kitchen/Diner
- Stylish Bathroom & Separate W/C
- Cellar
- Driveway
- Landscaped Rear Garden
- Beautifully Presented Throughout
- Popular Location





GROUND FLOOR

Porch

4'3" x 2'10" (1.31m x 0.87m)

The porch has tritonal tiled flooring and double door providing access into the accommodation.

Entrance Hall

19'0" x 5'7" (max) (5.81m x 1.71m (max))

The entrance hall has original wood flooring, carpeted flooring, a column radiator, a dado rail, cornices to the ceiling, a single door with traditional stained glass inserts providing access from the porch.

Sitting Room

13'6" x 12'2" (max) (4.14m x 3.71m (max))

The sitting room has carpeted flooring, a column radiator, a picture rail, ceiling cornices, a ceiling rose, a traditional fireplace with a decorative surround and a UPVC double-glazed bay window to the front elevation.

Living Room

18'11" x 14'4" (max) (5.79m x 4.37m (max))

The living room has carpeted flooring, a column radiator, a picture rail, a picture rail, an exposed brick wall, ceiling coving, an in-built storage cupboard, two UPVC double-glazed windows to the side and rear elevation and double French doors opening out to the rear elevation.

Kitchen/Diner

24'1" x 10'2" (max) (7.35m x 3.11m (max))

The kitchen features a variety of fitted base and wall units paired with wooden worktops, an under-mount Belfast sink with a mixer tap, and integrated oven & gas hob. Additionally, there is space and plumbing for a dishwasher, as well as room for a fridge freezer. Partially tiled walls, recessed spotlights, Limestone tiled flooring and a column radiator. Two UPVC double-glazed windows to the rear and side elevations and a single UPVC door offers access to the rear garden. The dining area has Limestone tiled flooring, a column radiator, ceiling coving, and recessed spotlights. It also provides access to the cellar and a UPVC double-glazed window to the side elevation.

FIRST FLOOR

Landing

15'11" x 5'6" (max) (4.87m x 1.69m (max))

The landing has carpeted flooring, ceiling coving, a dado rail and access to the first floor accommodation.

Master Bedroom

11'4" x 11'0" (max) (3.47m x 3.37m (max))

The main bedroom has original wood flooring, a column radiator, ceiling coving, an in-built closet and a UPVC double-glazed window to the front elevation.

Closet

7'8" x 2'10" (2.34m x 0.88m)

The closet has courtesy lighting and ample storage space.

Bedroom Two

11'5" x 9'1" (max) (3.48m x 2.78m (max))

The second bedroom has carpeted flooring, a column radiator, ceiling coving and a UPVC double-glazed window to the rear elevation.

Bedroom Four

11'4" x 5'10" (3.47m x 1.79m)

The fourth bedroom has carpeted flooring, a column radiator, ceiling coving and a UPVC double-glazed window to the front elevation.

W/C

7'2" x 3'2" (2.19m x 0.98m)

This space has a low level dual flush W/C, a wall-mounted wash basin, partially tiled walls, porcelain tiled flooring and a UPVC double-glazed obscure window to the side elevation.

Bathroom

9'10" x 8'2" (max) (3.02m x 2.49m (max))

The bathroom has a low level dual flush W/C, a countertop wash basin, a freestanding double ended bath with freestanding mixer taps and a handheld shower head, a walk-in shower with an overhead rainfall shower, a wall-mounted electric shaving point, a heated towel rail, an extractor fan, recessed spotlights, partially tiled walls, porcelain tiled flooring and a UPVC double-glazed obscure window to the rear elevation.

SECOND FLOOR

Landing

9'10" x 5'1" (3.02m x 1.56m)

The landing has carpeted flooring, a Velux window and access to the second floor accommodation.

Bedroom Three

11'9" x 9'0" (max) (3.59m x 2.75m (max))

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

Bedroom Five

17'2" x 8'11" (max) (5.24m x 2.72m (max))

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

BASEMENT

Cellar

19'1" x 17'11" (max) (5.84m x 5.47m (max))

The cellar has courtesy lighting and ample storage space.

OUTSIDE

Front

To the front of the property is a block-paved driveway providing off-road parking, access to the garage, courtesy lighting and a brick wall boundary.

Garage/ Storage

7'0" x 6'6" (2.15m x 2.00m)

The garage has ample storage space.

Rear

To the rear of the property is an enclosed low-maintenance garden with a paved patio area, an artificial lawn, courtesy lighting and fence panelling boundary.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Virgin Media, Openreach

Broadband Speed – Ultrafast Broadband available with the highest download speed at 1000Mbps & Highest upload speed at 220Mbps

Phone Signal – Good coverage of Voice, 3G, 4G & 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band B

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.

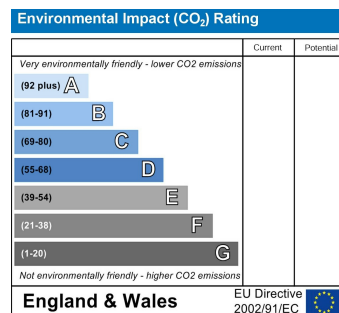
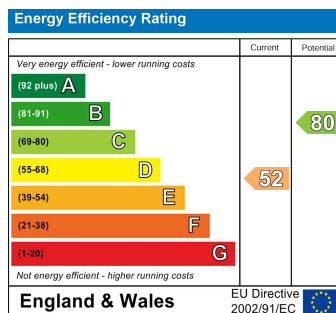
The vendor has advised the following:

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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