

HoldenCopley

PREPARE TO BE MOVED

Bedale Road, Sherwood Dales, Nottinghamshire NG5 3GL

Guide Price £375,000 - £395,000

Bedale Road, Sherwood Dales, Nottinghamshire NG5 3GL



GUIDE PRICE £375,000 - £395,000

SPACIOUS FAMILY HOME...

Welcome to this stunning four-bedroom detached house, meticulously renovated throughout. The property benefits from planning permission for a side return extension, with architect drawings approved and building control already in place, offering an exciting opportunity to further enhance this already impressive home. Situated in a popular location with proximity to local amenities and commuting links. Upon entering, you are greeted by a welcoming entrance hall that sets the tone for the entire residence. The ground floor boasts a spacious reception room, perfect for entertaining guests or relaxing with family. Additionally, a modern fitted kitchen with access to the ground floor W/C adds convenience to everyday living, while a generously proportioned fourth bedroom offers flexible accommodation options to suit your needs. Ascending to the upper level, you'll discover two double bedrooms and a well-appointed single bedroom. Access to the loft, which is fully boarded and insulated, adds valuable storage space. The interior is complemented by a stylish bathroom, adding a touch of luxury to everyday living. Externally, the front of the property features a driveway providing off-road parking, along with access to a garage offering ample storage space. A patio area and a variety of plants and shrubs create an inviting arrival. The rear of the property boasts an enclosed south-facing garden, perfect for enjoying the outdoors in privacy and style. A paved patio area leads down to a lush lawn with two sheds, a treehouse, and a range of plants and shrubs, creating a perfect space to enjoy the outdoors. Access to the sunroom adds versatility to the outdoor space.

MUST BE VIEWED





- Detached House
- Three Bedrooms
- Reception Room
- Dining Room / Bedroom Four
- Modern Kitchen
- Stylish Bathroom & Ground Floor W/C
- Loft Space
- Driveway & Garage
- Generous Sized Rear Garden & Sunroom
- Popular Location





GROUND FLOOR

Porch

The porch has carpeted flooring, electric sockets, lighting and double UPVC doors providing access into the accommodation.

Entrance Hall

The entrance hall has laminated wood-effect flooring, carpeted stairs, a radiator, feature panelled walls, stained glass obscure windows to the front elevation and a single door providing access from the porch.

Living Room

15'10" into bay x 11'7" (4.83m into bay x 3.55m)

The living room has laminated wood-effect flooring, a radiator, a fireplace, UPVC double-glazed windows to the side and rear elevations and a single UPVC door providing access to the rear garden.

Kitchen

13'6" x 8'1" (4.12m x 2.48m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with a drainer and a swan neck mixer tap, an integrated double oven, hob, fridge freezer & extractor fan. Space and plumbing for a washing machine & dishwasher, a wall-mounted boiler, a radiator, laminate flooring and a single door providing access to the rear garden.

W/C

This space has a low level dual flush W/C, a vanity storage unit with a wash basin, a radiator, partially tiled walls, a recessed spotlights, tiled flooring and a UPVC double-glazed obscure window to the side elevation.

Bedroom Four / Reception Room

13'2" into bay x 11'3" (4.02m into bay x 3.45m)

The fourth bedroom has laminate wood-effect flooring, a radiator, an original 1930's fireplace with a decorative mantelpiece and a UPVC double-glazed bay window with fitted shutters to the front elevations.

FIRST FLOOR

Landing

The landing has carpeted flooring, a UPVC double-glazed window to the side elevation and access to the first floor accommodation.

Master Bedroom

13'5" into bay x 11'3" (4.10m into bay x 3.45m)

The main bedroom has carpeted flooring, a fireplace, a picture rail, a radiator and a UPVC double-glazed bay window with fitted shutters to the front elevation.

Bedroom Two

13'8" x 10'6" (4.18m x 3.21m)

The second bedroom has laminate wood-effect flooring, a radiator, a picture rail fitted wardrobes and a UPVC double-glazed window to the rear elevation.

Bedroom Three

9'6" x 7'11" (2.92m x 2.43m)

The third bedroom has laminate wood-effect flooring, a radiator, access to the loft and a UPVC double-glazed window to the rear elevation.

Bathroom

8'1" x 7'4" (2.47m x 2.25m)

The bathroom has a low level dual flush W/C, a bidet, a vanity storage unit with a wash basin, a shower enclosure with an overhead rainfall shower & a handheld shower head, a heated towel rail, a radiator, a picture rail, an extractor fan, in-built storage cupboards, tiled walls, tiled flooring, a UPVC double-glazed obscure window with fitted shutters to the front elevation.

Loft Space

The loft has been bordered, insulated, courtesy lighting, a Velux window and access via dropdown ladder.

OUTSIDE

Front

To the front of the property is a driveway providing off-road parking, access to the garage, a patio area, courtesy lighting, a range of plants and shrubs, fence panelling and a brick wall boundary.

Garage

15'2" x 7'5" (4.64m x 2.27m)

The garage has courtesy lighting, power supply, ample storage space, access to the sun room and an up-and-over door.

Rear

To the rear of the property is an enclosed south-facing generous sized garden with a paved patio area stepping down to the lawn, a pergola with space for a hot tub, two sheds, a treehouse, a variety of plants and shrubs, fence panelling and hedge borders.

Sun Room

14'1" x 7'5" (4.30m x 2.27m)

The sunroom has carpeted flooring, UPVC double-glazed window surround and a single UPVC door providing access to the rear garden.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media

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 - The government website advises this is a medium risk flooding area.

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

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

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars.

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

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.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Bedale Road, Sherwood Dales, Nottinghamshire NG5 3GL

HoldenCopley
PREPARE TO BE MOVED



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.
© HoldenCopley

0115 8969 800

26 High Street, Arnold, Nottinghamshire, NG5 7DZ

info@holdencopley.co.uk

www.holdencopley.co.uk

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.