# Holden Copley PREPARE TO BE MOVED

Bedale Road, Sherwood, Nottinghamshire NG5 3GL

Guide Price £375,000 - £395,000

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## 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 Hal

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 × 11\*7" (4.83m into bay × 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

 $13^{\circ}6'' \times 8^{\circ}1'' (4.12m \times 2.48m)$ 

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.

#### WIC

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

 $13^{\circ}2''$  into bay x  $11^{\circ}3''$  (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

 $13*8" \times 10*6"$  (4.18m × 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

 $9^{6}$ " ×  $7^{1}$ " (2.92m × 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

 $8^{1}$ "  $\times$   $7^{4}$ " (2.47m  $\times$  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

 $15^{\circ}2'' \times 7^{\circ}5''$  (4.64m × 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

 $|4^{\circ}|^{\circ} \times 7^{\circ}5^{\circ} (4.30 \text{m} \times 2.27 \text{m})$ 

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 1000Mpbs & 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

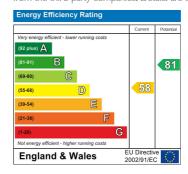
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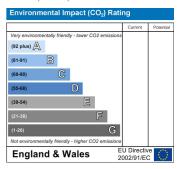
The vendor has advised the following: Property Tenure is Freehold

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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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