

# HoldenCopley

PREPARE TO BE MOVED

Valmont Road, Sherwood, Nottinghamshire NG5 1GA

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£300,000

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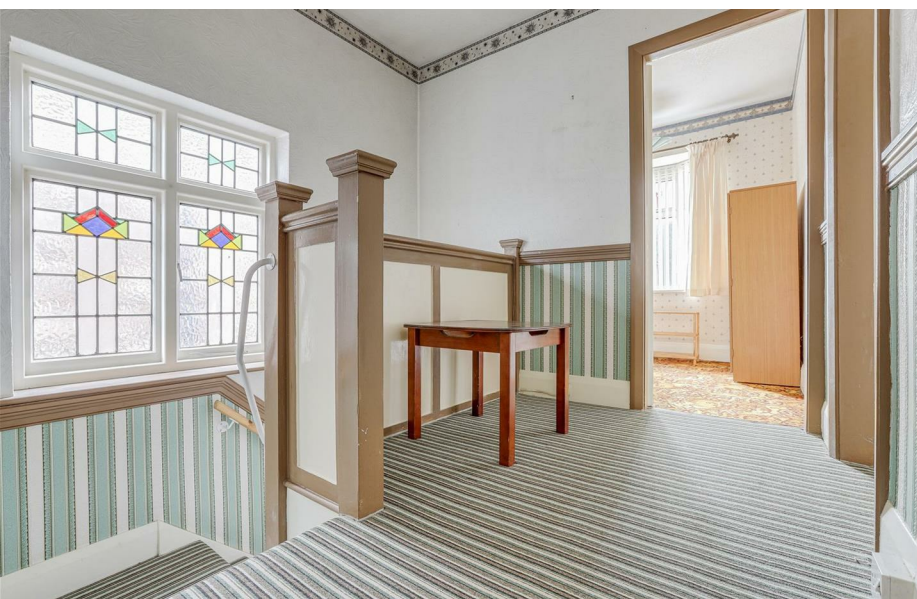


## DETACHED HOUSE...

Nestled in a coveted location close to Nottingham City Hospital, this detached house is perfectly positioned for easy access to local amenities including shops, schools, and more, as well as excellent transport links into Nottingham City Centre and beyond, this residence caters to a diverse range of lifestyles. Stepping through the porch into the entrance hall. The spacious living room, adorned with a bay window, invites relaxation and gatherings, while the adjacent dining room, also featuring a bay window and patio door, seamlessly connects to the airy conservatory. With patio doors leading to the rear garden. Ascending the stairs, the first floor unveils three bedrooms, offering peaceful retreats for rest and rejuvenation. Completing the upper level, a two-piece bathroom suite and a separate W/C ensure convenience for daily routines. Outside, to the front of the property features a lawn with established bushes and courtesy lighting. A block paved driveway and double gated access provide ample parking options. The rear garden features a patio area perfect for al fresco dining, a shed for storage, and a lawn bordered with shrubs and bushes. Enclosed by fencing and hedging, with access to the garage providing additional practicality. The garage, equipped with ample storage space, a rear door to the garden, and an up-and-over door to the driveway, further enhances the functionality of this remarkable property.

MUST BE VIEWED





- Semi Detached House
- Three Bedrooms
- Living & Dining Room
- Conservatory
- Fitted Kitchen
- Two-Piece Bathroom Suite & Separate W/C
- Driveway & Garage
- Enclosed Rear Garden
- Popular Location
- Must Be Viewed





## GROUND FLOOR

### Porch

4'5" x 2'9" (1.37m x 0.85m )

The porch has wood-effect flooring, and a UPVC door providing access into the accommodation.

### Entrance Hall

13'8" x 7'10" (max) (4.19m x 2.39m (max))

The entrance hall has UPVC double glazed windows, wood-effect flooring, carpeted stairs, an in-built cupboard, an understairs cupboard, a radiator, and a single door providing access to the ground floor accommodation.

### W/C

4'11" x 4'2" (max) (1.52m x 1.28m (max))

This space has a UPVC double glazed obscure window to the side elevation, a low level flush W/C, a wall-mounted wash basin with a tiled splashback, an extractor fan, and tiled flooring.

### Living Room

13'8" x 11'5" (max) (4.17m x 3.48m (max))

The living room has a UPVC double glazed bay window to the front elevation, a radiator, a TV point, a feature fireplace with a decorative surround, coving to the ceiling, a ceiling rose, and carpeted flooring.

### Dining Room

14'10" x 11'4" ( max) (4.54m x 3.47m ( max))

The dining room has carpeted flooring, a radiator, a serving hatch, coving to the ceiling, a ceiling rose, a double-glazed bay window with a patio door opening into the conservatory.

### Conservatory

10'8" x 10'3" (max) (3.26m x 3.13m (max))

The conservatory has vinyl flooring, UPVC double glazed windows, a radiator, a Polycarbonate roof, and patio doors out to the rear garden.

### Kitchen

14'11" x 7'11" (4.55m x 2.42m )

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and half with a mixer tap and drainer, an integrated oven, hob and extractor fan, space and plumbing for a washing machine, space for an under-counter fridge and freezer, a radiator, a serving hatch, tiled walls, tiled flooring, two UPVC double glazed windows to the rear and side elevation, and a single door providing access to the rear garden.

## FIRST FLOOR

### Landing

11'3" x 7'11" (max) (3.44m x 2.42m (max))

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

### Bedroom One

13'10" x 11'5" (max) (4.24m x 3.49m (max))

The first bedroom has a UPVC double glazed bay window to the front elevation, a radiator, a picture rail, and wood-effect flooring.

### Bedroom Two

13'5" x 11'5" (4.10m x 3.49m )

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

### Bedroom Three

7'11" x 7'6" (2.43m x 2.31m)

The third bedroom has a UPVC double glazed bay window to the front elevation, and carpeted flooring.

### Bathroom

7'10" x 6'3" (max) (2.40m x 1.91m (max))

The bathroom has a UPVC double glazed obscure window to the rear elevation, a pedestal wash basin, a wooden panelled bath with a wall-mounted shower fixture, coving to the ceiling, a radiator, an in-built cupboard, floor-to-ceiling tiling, and wood-effect flooring.

### W/C

4'11" x 2'7" (1.50m x 0.80m )

This space has a UPVC double glazed window to the side elevation, a low level flush W/C, floor-to-ceiling tiling, and wood-effect flooring.

## OUTSIDE

## Front

To the front of the property is a small lawn with established bushes, courtesy lighting, a block paved driveway, and double gated access to the rear garden.

## Rear

To the rear of the property is an enclosed garden with a patio area, a shed, a lawn, planted borders, a fence and hedged boundary, and access to the garage.

## Garage

15'7" x 8'0" (4.77m x 2.45m )

The garage has a window to the rear elevation, a single door opening out to the rear garden, ample storage, and an up-and-over door opening to the driveway.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1000Mbps and Upload Speed 220Mbps

Phone Signal – Good coverage of Voice, 3G & 4G - Some coverage of 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 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:

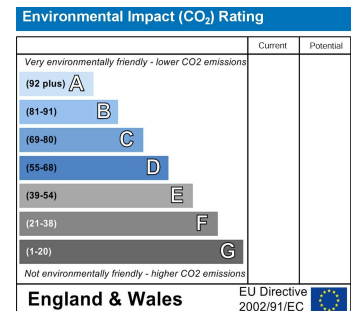
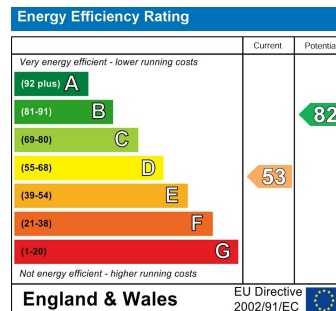
Property Tenure is Freehold

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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.

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# Valmont Road, Sherwood, Nottinghamshire NG5 IGA

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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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