

HoldenCopley

PREPARE TO BE MOVED

Bedale Road, Sherwood Dales, Nottinghamshire NG5 3GL

£375,000

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LOCATION, LOCATION, LOCATION...

Nestled in a sought-after location with enviable access to Nottingham City Centre and its vibrant surroundings, also in the catchment area of outstanding schools, this semi-detached house epitomizes contemporary living with a touch of timeless charm. As you step through the entrance hall, the fusion of new and original features immediately captures your attention, setting the tone for the rest of the home. The spacious living room, adorned with a bay window, beckons you to unwind, while the adjacent dining room boasts a bay window with French doors that seamlessly connect indoor and outdoor living, leading to the rear garden. The modern fitted kitchen, with its open layout, ensures culinary delights are prepared amidst an atmosphere of elegance and functionality. Convenience is key with a ground floor W/C, offering practicality for everyday living. Ascending to the first floor reveals three bedrooms, complemented by a modern two-piece bathroom suite and a separate W/C for added comfort and convenience. The journey continues to the second floor, unveiling a further spacious bedroom, offering versatility to accommodate various lifestyle needs. Outside, the property presents the frontage with a gravelled area, driveway, and gated access, while the rear garden beckons with its private south-facing expanse. Delight in alfresco moments on the patio or gravelled seating area, framed by a lawn, shed, and planted borders. Enclosed by fence panels.

MUST BE VIEWED





- Semi-Detached House
- Four Bedrooms
- Spacious Living Room
- Open Plan Kitchen Diner
- Two-Piece Bathroom Suite & Separate W/C
- A Ground Floor W/C / Cloakroom
- Driveway For A Number Of Vehicles
- Enclosed South Facing Rear Garden
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

13'6" x 8'5" (4.13m x 2.58m)

The entrance hall has solid wood flooring, carpeted stairs, a radiator, an understairs cupboard, UPVC double glazed windows to the front elevation, and a UPVC door providing access into the accommodation.

W/C

This space has a low level flush W/C, a corner wall-mounted wash basin, an extractor fan, automatic sensor light, and Amtico LVT flooring.

Living Room

11'5" x 13'9" (3.49m x 4.20m)

The living room has a UPVC double glazed bay window to the front elevation, a TV point, a radiator, a picture rail, coving to the ceiling, a ceiling rose, and solid oak flooring.

Dining Room

16'3" x 11'5" (4.97m x 3.49m)

The dining room has UPVC double glazed bay windows with double French doors opening out to the rear garden, a recessed chimney breast alcove with a log burner, a vertical radiator, a picture rail, coving to the ceiling, a ceiling rose, Herringbone LVT flooring, and open access into the kitchen.

Kitchen

8'10" x 9'10" (2.71m x 3.01m)

The kitchen has a newly fitted bespoke base and wall units with Quartz worktop and breakfast bar with storage, an under-mounted sink and half with a mixer tap and drainer grooves, integrated Bosh oven, integrated Bosh microwave, Bosh Induction hob and extractor fan, integrated dishwasher, integrated AEG washer dryer, space for a French/American fridge freezer, recessed spotlights, Quartz splashback, Herringbone LVT flooring, and a UPVC double glazed window to the rear elevation.

FIRST FLOOR

Landing

4'11" x 7'8" (1.51m x 2.35m)

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

Master Bedroom

11'5" x 13'6" (3.50m x 4.13m)

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

Bedroom Two

11'5" x 10'9" (3.50m x 3.29m)

The second bedroom has a UPVC double glazed window to the rear elevation, a radiator, an in-built storage cupboard, double fitted wardrobes with sliding mirrored doors, and carpeted flooring.

Bedroom Three

7'8" x 8'5" (2.36m x 2.59m)

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

Bathroom

6'10" x 8'4" (2.09m x 2.55m)

The bathroom has a UPVC double glazed window to the rear elevation, a wall-mounted wash basin, a panelled bath with a wall-mounted electric shower fixture and shower screen, a chrome heated towel rail, an extractor fan, floor-to-ceiling tiling, underfloor heating, and tiled flooring.

W/C

This space has a UPVC double glazed window to the side elevation, a concealed dual flush W/C, coving to the ceiling, partially tiled walls, and tiled flooring.

SECOND FLOOR

Bedroom Four

14'7" x 15'2" (4.47m x 4.64m)

The fourth bedroom has two Velux windows, in-built storage, eaves storage, and carpeted flooring.

OUTSIDE

Front

To the front of the property is a slated area, courtesy lighting, a tarmac driveway, and gated access to the rear garden.

Rear

To the rear of the property is an enclosed private south-facing garden with a patio, a gravelled seating area, steps down to a further seating area, a lawn, a shed, planted borders, and fence panelled boundary.

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.

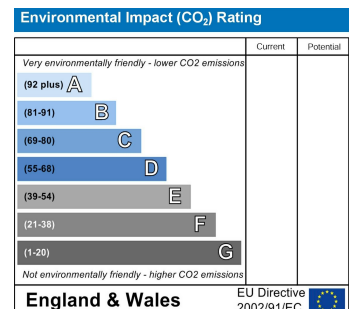
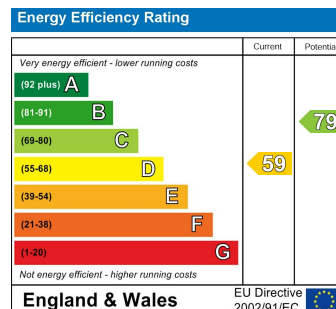
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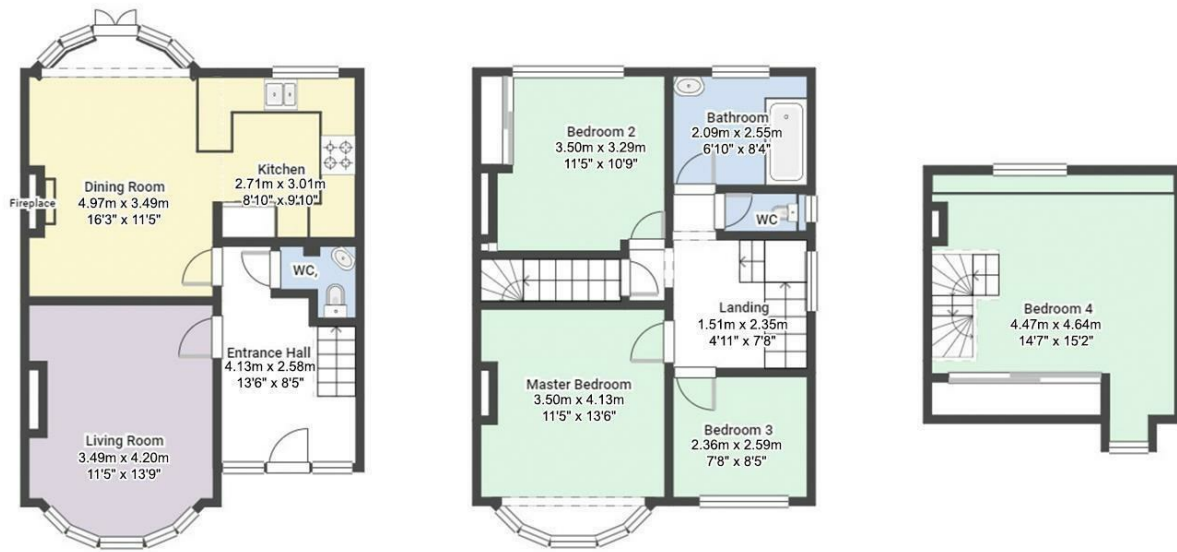
Property Tenure is Freehold

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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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