

HoldenCopley

PREPARE TO BE MOVED

Victoria Crescent, Sherwood, Nottinghamshire NG5 4DA

Guide Price £450,000 - £495,000

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SUBSTANTIAL BUNGALOW WITH PLENTY OF POTENTIAL...

Nestled within the coveted enclave of Mapperley Park, this substantial detached bungalow presents an enticing opportunity for discerning buyers seeking refined living without compromise. Embracing the ethos of seamless indoor-outdoor living, the property, offered with no upward chain, sits on a generous plot on a tranquil private road. Stepping through the large entrance hall, the dining room seamlessly transitions into the living room, where an inviting inglenook fireplace commands attention. The fitted kitchen, complemented by a separate utility room, caters to culinary endeavors with ease. Additional amenities include a convenient W/C, a porch, and a five-piece bathroom suite, accompanied by a study and two generously proportioned double bedrooms. Descend into the expansive cellar, a versatile space ripe with potential for customisation. Outside, the allure continues with a driveway leading to a convenient car port, providing ample off-road parking, while the meticulously maintained front garden exudes curb appeal. The rear garden unfolds as a verdant oasis, offering a panorama of possibilities for outdoor living, with sprawling lawns, tranquil patio areas, and a canopy of mature trees providing shade and privacy. With its prime location affording easy access to local amenities, including the bustling City Centre and seamless commuting links.

MUST BE VIEWED





- Substantial Detached Bungalow
- Two Double Bedrooms
- Two Reception Rooms
- Good-Sized Kitchen With Separate Utility
- Five-Piece Bathroom Suite & Additional W/C
- Versatile Cellar
- Fantastic-Sized Garden
- Driveway & Car-Port
- Potential For Further Development
- Sought-After Location





ACCOMMODATION

Entrance Hall

16'11" x 11'2" (5.17 x 3.41)

The entrance hall has wooden flooring, coving to the ceiling, fitted double-door cupboards with overhead storage cupboards, a radiator, double-glazed obscure windows to the front elevation, and a composite door providing access into the accommodation.

Dining Room

14'11" x 7'8" (4.55m x 2.34m)

The dining room has a double-glazed window to the front elevation, carpeted flooring, wood-panelled ceiling with recessed spotlights, a radiator, and steps leading down to the living room.

Living Room

15'7" x 14'11" (4.76 x 4.55)

The living room has carpeted flooring, an inglenook fireplace with a coal-effect feature fire, exposed brick surround and tiled hearth, a TV point, downlights, a wood-panelled ceiling with recessed spotlights, a radiator, two arched windows to the side elevation, and a double-glazed window to the front elevation.

Kitchen Diner

15'9" x 13'6" (4.82 x 4.12)

The kitchen has a range of fitted base and wall units with worktops and under-cabinet lighting, a sink and a half with a mixer tap and drainer, an integrated double oven, an electric hob with an extractor fan, space and plumbing for a dishwasher, space for a breakfast table, a serving hatch, a radiator, tiled splashback, recessed spotlights, and two double-glazed windows to the rear elevation.

W/C

6'7" x 3'5" (2.01 x 1.05)

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

Utility

6'7" x 5'5" (2.02 x 1.66)

The utility room has fitted wall units, space for appliances including a washing machine and fridge freezer, and a double-glazed window to the rear elevation.

Side Porch

5'0" x 3'8" (1.54 x 1.14)

The side porch has exposed brick walls, and a single door providing side access.

Master Bedroom

16'11" x 12'11" (5.17 x 3.95)

The main bedroom has a double-glazed window to the front elevation, carpeted flooring, a radiator, and a range of fitted wardrobes with overhead storage cupboards and a dressing table.

Study

12'11" x 12'9" (3.95 x 3.89)

The study has carpeted flooring, a radiator, and a sliding patio door to access the garden.

Bedroom Two

17'10" x 8'2" (5.45 x 2.49)

The second bedroom has UPVC double-glazed windows to the side and rear elevation, carpeted flooring, a radiator, and recessed spotlights.

Bathroom

11'1" x 9'4" (3.40 x 2.87)

The bathroom has a concealed flush W/C, a bidet, a vanity unit wash basin, two electrical shaving points, a panelled bath, a shower enclosure with an overhead shower, a chrome heated towel rail, fully tiled walls, grab handles, recessed spotlights, and two double-glazed windows to the rear elevation.

BASEMENT LEVEL

Cellar

The cellar has lighting, power points, and a single UPVC door.

OUTSIDE

Front

To the front of the property is a block-paved driveway with access into the car-port, an outdoor tap, various plants and shrubs, a lawn area, and access to the rear garden.

Rear

To the rear of the property is a private enclosed garden with patio areas, various lawns, a range of plants and shrubs, a greenhouse, a shed, courtesy lighting, an outdoor tap, a single door into the cellar, and fence panelled boundaries.

ADDITIONAL INFORMATION

Broadband – Openreach

Phone Signal – Mostly good coverage 3G / 4G / 5G

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years+

Very low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

Conservation Area

DISCLAIMER

The Vendor has informed us that the bedroom two has been converted from a garage. To confirm that HoldenCopley have not seen sight of any paperwork to confirm this meets building regulations. Before entering into an agreement, it is the buyers responsibility to confirm with their solicitor that satisfactory checks have been made.

Council Tax Band Rating -Nottingham City Council - Band E

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.

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			
(69-80) C			
(55-68) D			
(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	

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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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