

HoldenCopley

PREPARE TO BE MOVED

Ennerdale Road, Sherwood, Nottinghamshire NG5 3GP

£325,000

Ennerdale Road, Sherwood, Nottinghamshire NG5 3GP



GUIDE PRICE £325,000 - £350,000

THE PERFECT FAMILY HOME...

Welcome to this charming three-bedroom detached house nestled in the sought-after area of Sherwood. Impeccably presented and meticulously maintained, this property is an ideal haven for a growing family. Situated conveniently close to local amenities, excellent schools, and with easy access to the City Hospital and the bustling City Centre, it offers both convenience and comfort. Upon entering, you are greeted by a welcoming entrance hall leading to two spacious reception rooms and a modern fitted kitchen, perfect for hosting gatherings or simply enjoying family meals. Upstairs, three generously sized bedrooms await, complemented by a well-appointed bathroom and a separate W/C, ensuring ample space and privacy for all. Outside, the property boasts a front driveway leading to a garage, providing convenient parking and storage solutions. Towards the rear, a utility room offers additional functionality, while the private enclosed garden beckons with its tranquil ambiance. Complete with a delightful patio area, lush lawn, and an array of decorative plants, it is an inviting space for outdoor relaxation and entertainment. Don't miss the opportunity to make this delightful residence your new home, offering both practicality and charm in an enviable location.

MUST BE VIEWED





- Detached House
- Three Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Bathroom With Separate W/C
- Well-Presented
- Driveway
- Single Garage With Utility Room
- Beautiful Garden
- Sought-After Location





GROUND FLOOR

Entrance Hall

13'1" x 8'2" (3.99m x 2.50m)

The entrance hall has oak flooring, a radiator, partially panelled walls, a picture rail, carpeted stairs, an in-built under-stair cupboard, double-glazed obscure windows to the front elevation, and a single UPVC door providing access into the accommodation via the storm porch.

Dining Room

13'8" into bay x 11'1" (4.19m into bay x 3.39m)

The dining room has a UPVC double-glazed bay window with stained-glass to the front elevation, carpeted flooring, coving to the ceiling, and a radiator.

Living Room

13'6" x 11'1" (4.13m x 3.39m)

The living room has carpeted flooring, coving to the ceiling, a dado rail, a feature fireplace with a decorative surround, a TV point, wall-light fixtures, a radiator, and a sliding patio door to access the rear garden.

Kitchen

8'0" x 9'6" (2.45m x 2.91m)

The kitchen has a range of fitted pine base and wall units with worktops, a sink and a half with a mixer tap and drainer, an integrated oven with a gas hob and extractor fan, vinyl flooring, partially tiled walls, a radiator, a UPVC double-glazed window to the rear elevation, and a single UPVC door providing access to the rear garden.

FIRST FLOOR

Landing

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

Bedroom One

13'7" x 11'3" (4.15m x 3.43m)

The first bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, coving to the ceiling, a radiator, and fitted wardrobes with overhead storage cupboards.

Bedroom Two

14'2" x 11'1" (4.32m x 3.39m)

The second bedroom has a UPVC double-glazed bay window with stained-glass to the front elevation, a radiator, coving to the ceiling, and carpeted flooring.

Bedroom Three

8'1" x 7'4" (2.48m x 2.26m)

The third bedroom has a UPVC double-glazed window with stained-glass to the front elevation, carpeted flooring, a radiator, coving to the ceiling, and fitted wardrobes with overhead storage cupboards.

Bathroom

8'1" x 6'7" (2.47m x 2.02m)

The bathroom has a pedestal wash basin, a panelled bath, fitted storage cupboards, a radiator, fully tiled walls, wood-effect flooring, and a UPVC double-glazed obscure window to the rear elevation.

W/C

This space has a low level flush W/C, wood-effect flooring, partially tiled walls, coving to the ceiling, and a UPVC double-glazed obscure window to the side elevation..

OUTSIDE

Front

To the front of the property is a gated driveway leading to the garage, a lawn, various plants and shrubs, and a hedge with stone brick boundary wall.

Garage

15'4" x 7'11" (4.69m x 2.42m)

The garage has a fitted base and wall unit with a worktop, lighting, power points, a single-glazed window to the side and rear elevation, and an up and over door opening out onto the front driveway.

Utility Room

7'8" x 3'4" (2.36m x 1.02m)

The utility room has a fitted rolled-edge worktop, space and plumbing for a washing machine, space for a separate tumble-dryer, wood panelling floor-to-ceiling, a single-glazed window to the rear elevation, and a single door to access the garden.

Rear

To the rear of the property is a private enclosed garden with block-paved patio, a lawn, a range of decorative trees, plants and shrubs, rockery, an outdoor tap, fence panelled boundaries, and gated access.

ADDITIONAL INFORMATION

Broadband – Openreach, Virgin Media

Broadband Speed - Ultrafast 1000 Mbps (Highest available download speed)

220 Mbps (Highest available upload speed)

Phone Signal – Mostly 3G / 4G / 5G available

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Sewage – Mains Supply

Flood Risk – Medium risk of flooding within area

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – Previous minor damp issue within living room.

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.

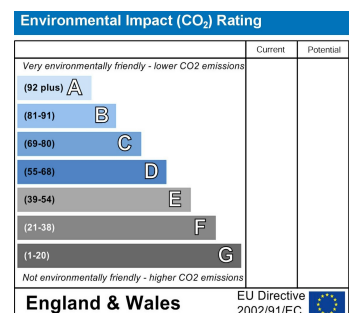
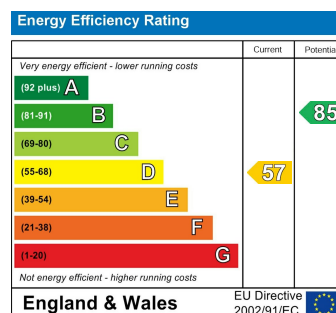
The vendor has advised the following:

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.



Ennerdale Road, Sherwood, Nottinghamshire NG5 3GP

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.