

# HoldenCopley

PREPARE TO BE MOVED

Caythorpe Rise, Sherwood, Nottinghamshire NG5 3DJ

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Guide Price £200,000 - £210,000



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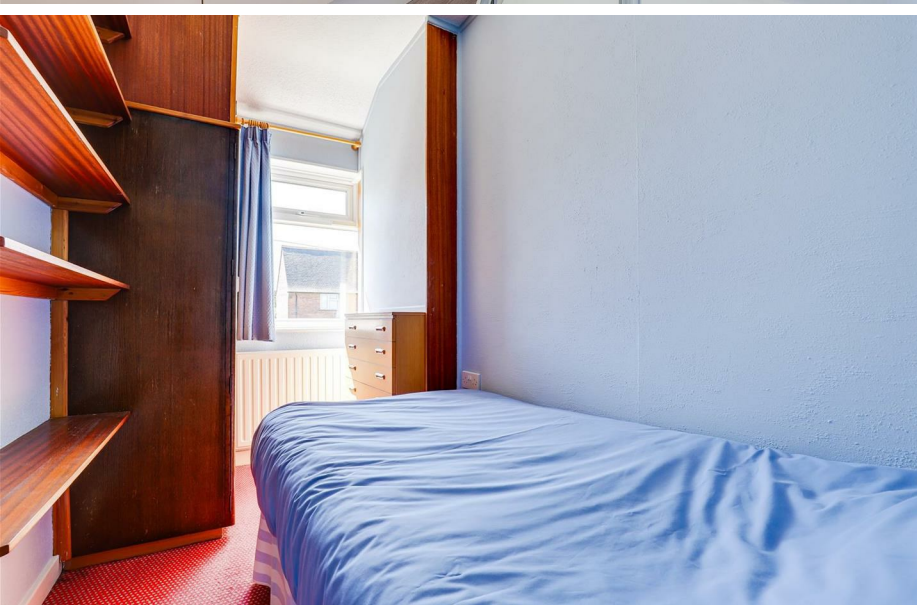
NO UPWARD CHAIN...

Situated just moments away from the bustling Sherwood High Street, this semi-detached residence, presents an enticing opportunity for both first time buyers and families alike. Stepping through the front porch and into the hallway evokes a sense of space and possibilities. The ground floor unfolds to reveal a dining room adorned with a bay window, whilst the adjacent living room offers ample room for relaxation and entertainment. The extended kitchen allows ample worktop area and storage for the culinary enthusiast. Ascend the stairs to the first floor, where four bedrooms await, offering peaceful retreats for the whole family. A two-piece bathroom suite and a separate W/C complete the accommodations, ensuring practicality and convenience. Outside, the appeal continues with a mix of shrubs and herbaceous planting in front garden. The rear garden features a patio area, steps leading to a lawn, and an array of mature trees, shrubs and perennials. With the added benefits of no upward chain, excellent transport links into the City Centre and short walks to schools and Nottingham City Hospital.

MUST BE VIEWED







- Semi Detached House
- Four Bedrooms
- Dining Room
- Living Room
- Fitted Kitchen
- Two Piece Bathroom Suite & Separate W/C
- Enclosed Rear Graden
- Popular Location
- Excellent Transport Links
- Must Be Viewed











## GROUND FLOOR

### Porch

The porch has tiled flooring, and UPVC French doors providing access into the accommodation.

### Hall

6'2" x 11'1" (1.88m x 3.40m)

The hall has a recessed door mat, a radiator, and carpeted flooring.

### Dining Room

12'0" x 11'10" (3.68m x 3.62m)

The dining room has a UPVC double glazed bay window to the front elevation, a radiator, a picture rail, a stone-effect feature fireplace, and carpeted flooring.

### Living Room

13'1" x 13'10" (3.99m x 4.24m)

The living room has a UPVC double glazed window to the rear elevation, a radiator, a TV point, a stone-effect feature fireplace, coving to the ceiling, and carpeted flooring.

### Kitchen

15'5" x 7'1" (4.70m x 2.17m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and drainer, an integrated oven, a gas ring hob, a wall-mounted extractor fan, space and plumbing for a washing machine, space for an under-counter fridge and freezer, an in-built cupboard, tiled splashback, tiled flooring, a double glazed window to the rear elevation, a double glazed obscure window to the side elevation, and a single door opening out to the rear garden.

## FIRST FLOOR

### Landing

2'6" x 7'10" (0.77m x 2.41m)

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

### Master Bedroom

11'5" x 11'0" (3.48m x 3.36m)

The main bedroom has a UPVC double glazed window to the rear elevation, a radiator, a range of fitted wardrobes and cupboards, an in-built airing cupboard, and carpeted flooring.

### Bedroom Two

10'1" x 7'5" (3.07m x 2.26m)

The second bedroom has a UPVC double glazed window to the front elevation, a radiator, a TV point, a range of fitted cupboards, and carpeted flooring.

### Bedroom Three

5'3" x 10'11" (1.61m x 3.34m)

The third bedroom has a UPVC double glazed window to the front elevation, a radiator, a range of fitted wardrobes and shelving, and carpeted flooring.

### Bedroom Four

5'3" x 13'5" (1.61m x 4.09m)

The fourth bedroom has a UPVC double glazed window to the front elevation, a radiator, a range of fitted wardrobes, shelving and cupboards, and carpeted flooring.

Note: Bedrooms 3 and 4 are divided by a timber stud wall, which could be easily be removed if one, larger bedroom is preferred

### Bathroom

6'10" x 5'10" (2.09m x 1.80m)

The bathroom has a UPVC double glazed obscure window to the rear elevation, a counter-top wash basin, an enclosed shower cubicle with a wall-mounted electric shower fixture, a chrome heated towel rail, a wall-mounted heater, partially tiled walls, and vinyl flooring.

### W/C

4'5" x 3'2" (1.37m x 0.98m)

This space has a UPVC double glazed obscure window to the side elevation, a low level flush W/C, and vinyl flooring.

## OUTSIDE

## Front

To the front of the property are planted borders, and access to the rear garden.

## Rear

To the rear of the property is an enclosed garden with a patio area, steps down to a lawn, various established trees, shrubs and bushes, and a 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, 4G & 5G - Some coverage of 3G

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 B

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.

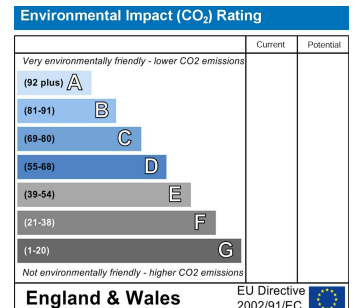
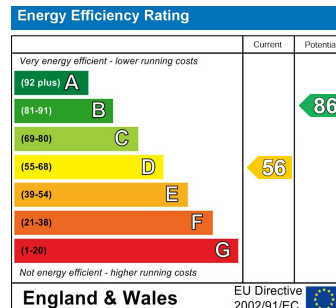
The vendor has advised the following:

Property Tenure is Freehold

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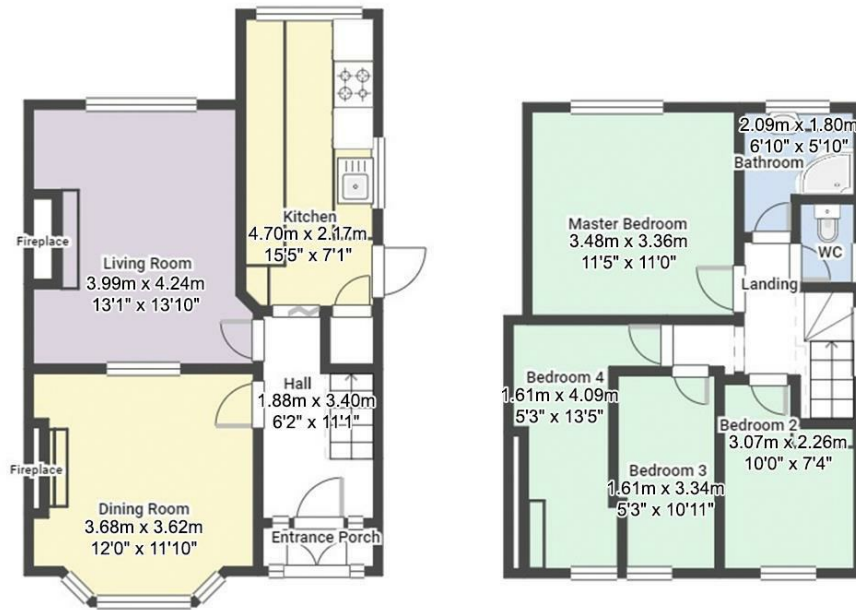
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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