

# HoldenCopley

PREPARE TO BE MOVED

Ridsdale Road, Sherwood Dales, Nottinghamshire NG5 3GR

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£450,000

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## THE PERFECT FAMILY HOME...

This substantial four-bedroom detached house in Sherwood Dales offers an abundance of space both inside and out, making it the perfect home for a growing family. The property is well-presented and boasts a prime location close to various local amenities, excellent commuting links, highly regarded schools, and just a short walk to the City Hospital. Upon entering, you are greeted by a porch leading into a welcoming entrance hall. The ground floor features a spacious living room, a bright conservatory, and a dining room that seamlessly flows into the breakfast kitchen, which is equipped with a range of integrated appliances. Additionally, there is a small storage space on the side, offering plenty of potential to be turned into a utility / bathroom suite. Upstairs, the first floor hosts three generous double bedrooms, a comfortable single bedroom, and two large bathroom suites. Outside, the front of the house offers a driveway with ample parking for multiple cars, while the rear boasts a private, south-facing garden complete with a decked balcony area and steps leading down to a well-maintained lawn.

MUST BE VIEWED





- Detached House
- Four Bedrooms
- Two Spacious Reception Rooms
- Modern Fitted Breakfast Kitchen
- Conservatory
- Two Large Bathrooms
- Side Storage Space
- South-Facing Garden With Large Decking Area
- Driveway For Multiple Cars
- Sought-After Location





## GROUND FLOOR

### Porch

The porch has wooden flooring, UPVC double-glazed obscure windows to the front elevation, and a composite door providing access into the accommodation.

### Entrance Hall

The entrance hall has wood-effect flooring, carpeted stairs, a radiator, a panelled feature wall, an in-built under-stair cupboard, a picture rail, obscure windows to the front elevation, and a single obscured door via the porch.

### Living Room

26'6" into bay x 11'6" (8.09m into bay x 3.51m)

The living room has a UPVC double-glazed bay window with bespoke fitted shutters to the front elevation, carpeted flooring, coving to the ceiling, two radiators, a media wall with a TV point and an electric fireplace, a stained-glass window to the side elevation, and full height single-glazed windows with double doors leading into the conservatory.

### Conservatory

13'9" x 6'1" (4.20m x 1.86m)

The conservatory has a polycarbonate roof, carpeted flooring, full height UPVC double-glazed windows to the rear elevation, and a single UPVC door providing access to the garden.

### Dining Room

10'0" x 15'10" (3.06m x 4.84m)

The dining room has a UPVC double-glazed window to the front elevation, a single-glazed window to the side elevation, carpeted flooring, a radiator, and open access to the kitchen.

### Kitchen

18'5" x 13'10" (5.63m x 4.22m)

The kitchen has a range of fitted shaker-style base, wall and larder units, a feature breakfast bar island, a composite sink and a half with a movable swan neck mixer tap and drainer, an integrated dishwasher, an integrated double oven, a ceramic electric hob with an extractor fan, an integrated washing machine, a freestanding American-style fridge freezer, wood-effect flooring, recessed spotlights, a vertical radiator, a UPVC double-glazed window to the rear elevation, and double patio doors opening out to the rear garden.

### Storage Space

29'3" x 3'0" (8.92m x 0.93m)

This space has power points, lighting, and a single UPVC door providing access to the driveway.

## FIRST FLOOR

### Landing

The landing has carpeted flooring, a radiator, access to the partially boarded loft, and provides access to the first floor accommodation.

### Bedroom One

14'2" x 11'6" (4.33m x 3.51m)

The main bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, a panelled feature wall, and access into the en-suite.

### En-Suite

8'7" x 7'3" (2.63m x 2.21m)

The en-suite has a low level dual flush W/C, two countertop wash basins, a shower enclosure with a mains-fed shower, a chrome heated towel rail, tiled flooring, partially tiled walls, recessed spotlights, an extractor fan, and a UPVC double-glazed obscure window to the rear elevation.

### Bedroom Two

11'10" x 11'6" (3.62m x 3.51m)

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

### Bedroom Three

13'1" x 12'1" (4.00m x 3.69m)

The third bedroom has a single-glazed window to the front elevation, carpeted flooring, a radiator, recessed spotlights, and fitted wardrobes.

### Bedroom Four

8'7" x 7'3" (2.63m x 2.22m)

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

### Bathroom

13'1" x 8'7" (4.00m x 2.63m)

The bathroom has a low level dual flush W/C, a double wash basin with storage underneath, a walk-in shower enclosure with a wall-mounted electric shower fixture, a freestanding oval-shaped bath with central taps and handheld shower head, a chrome heated towel rail, tiled splashback, wood-effect flooring, recessed spotlights, and a UPVC double-glazed obscure window to the rear elevation.

## OUTSIDE

### Front

To the front of the property is a block-paved driveway providing off-road parking for multiple cars.

### Rear

To the rear of the property is a private enclosed south-facing garden with a decking area, an outdoor tap, steps leading down to a lawn, a range of plants and shrubs, and fence panelled boundaries.

## ADDITIONAL INFORMATION

Broadband – Virgin Media, Openreach

Broadband Speed - Ultrafast available - 1000 Mbps (Highest available download speed) 220 Mbps (Highest available upload speed)

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

Electricity – Mains Supply

Water – Mains Supply

Heating – Electric or Gas Central Heating – Connected to Mains Supply

Septic Tank –

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years+

Area - medium risk of surface water flooding / very low risk of flooding from rivers and the sea

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

## DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band D

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.

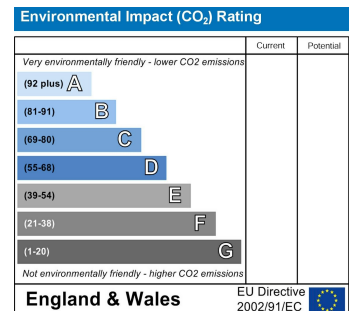
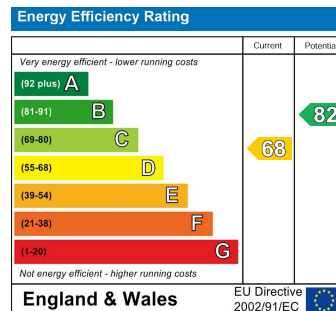
The vendor has advised the following:

Property Tenure is Freehold

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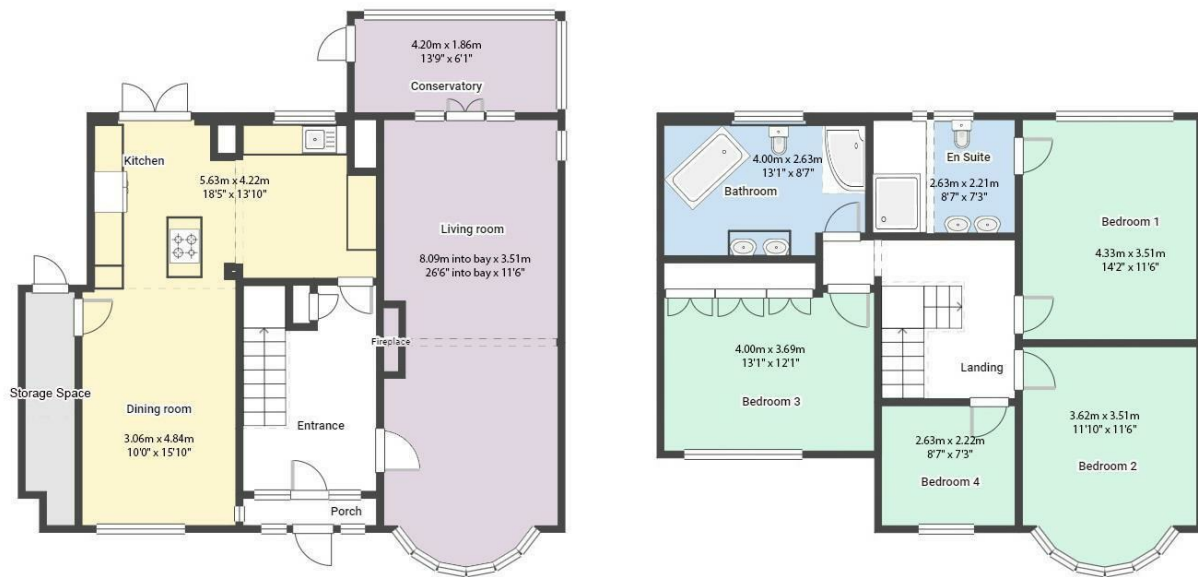
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All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.  
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.  
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