

HoldenCopley

PREPARE TO BE MOVED

Sherbrook Road, Daybrook, Nottinghamshire NG5 6AS

Guide Price £210,000

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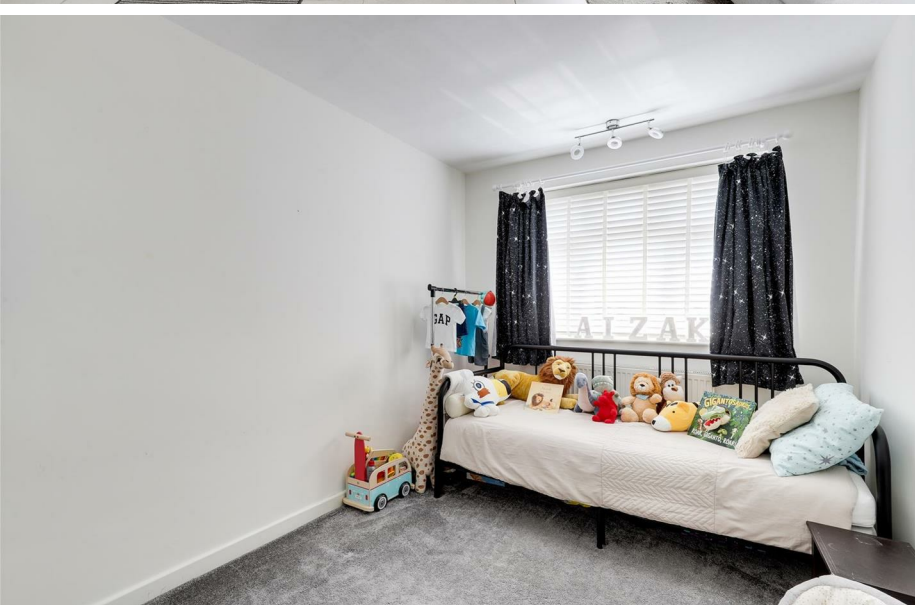
GUIDE £210,000 - £230,000

LOCATION LOCATION LOCATION...

This immaculately presented two-bedroom semi-detached house offers deceptively spacious accommodation, making it an ideal choice for a variety of buyers seeking a move-in ready home. Nestled in a highly sought-after location, this property is conveniently close to a range of local amenities, including the scenic Bestwood Country Park, various shops, excellent transport links and top-rated school catchments. The ground floor features a hallway and a generously sized lounge-diner, flooded with natural light and providing ample space for both relaxation and entertaining. The adjacent fitted kitchen is both stylish and functional, equipped with modern appliances and plenty of storage. Ascending to the first floor, you'll find two spacious double bedrooms, each offering a tranquil retreat with plenty of room for furnishings. The three-piece bathroom suite is contemporary and well-maintained, offering a relaxing space for unwinding. Additionally, the property includes access to a boarded loft, providing valuable additional storage space. The exterior of the house is equally impressive. To the front, a well-kept driveway offers convenient off-road parking. The rear of the property boasts a private, south-facing garden, an idyllic space for outdoor activities and al fresco dining. The garden features a charming patio area, a lawn, and a sturdy brick-built outhouse, perfect for storage or a potential workshop. Overall, this property combines modern living with a serene and practical location, making it perfect for those looking to settle into a comfortable and stylish home.

MUST BE VIEWED





- Semi Detached House
- Two Double Bedrooms
- Spacious Lounge-Diner
- Fitted Kitchen
- Three Piece Bathroom Suite
- Private South Facing Rear Garden
- Driveway
- Close To Local Amenities
- Popular Location
- Must Be Viewed





GROUND FLOOR

Hallway

4'11" x 3'11" (1.26 x 1.20)

The hallway has wood-effect flooring, carpeted stairs and a single composite door providing access into the accommodation.

Lounge-Diner

22'10" x 15'3" (6.97 x 4.67)

The lounge-diner has a UPVC double-glazed bay window to the front elevation and two UPVC double-glazed windows to the side elevation, carpeted flooring, two radiators, a recessed chimney breast alcove, wall-mounted light fixtures and a built-in storage cupboard.

Kitchen

14'11" x 10'7" (4.55 x 3.25)

The kitchen has a range of fitted base and wall units with worktops, an integrated oven, a gas hob with an extractor fan, a stainless steel sink and a half with a drainer and a swan neck mixer tap, space and plumbing for a washing machine and dishwasher, space for a fridge-freezer, tiled flooring, partially tiled walls, a radiator, an extractor fan, LED spotlights, a UPVC double-glazed window to the rear elevation, a single UPVC door and double French doors providing access out to the garden.

FIRST FLOOR

Landing

3'8" x 2'10" (1.12 x 0.87)

The landing has carpeted flooring, a UPVC double-glazed window to the side elevation, access to the boarded loft via a drop-down ladder and provides access to the first floor accommodation.

Master Bedroom

12'0" x 9'7" (3.67 x 2.94)

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

Bedroom Two

11'2" x 8'4" (3.42 x 2.55)

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

Bathroom

7'9" x 6'7" (2.38 x 2.03)

The bathroom has a low level flush W/C, a wash basin with fitted storage, a walk in shower enclosure with a mains-fed over the head rainfall shower and a hand-held shower, tiled flooring and walls, a towel rail, a chrome heated towel rail, a built-in cupboard, an extractor fan, LED spotlights and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a driveway with the availability to park two vehicles.

Rear

To the rear of the property is a private south facing garden with a fence panelled boundary, a lawn, a patio and a brick built outhouse.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media

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

220 Mbps (Highest available upload speed)

Phone Signal – All 4G, most 3G & 5G available

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

DISCLAIMER

The vendor has informed us that the ground floor has been extended and has been signed off. We are currently awaiting the documents however just 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 - Gedling Borough 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.

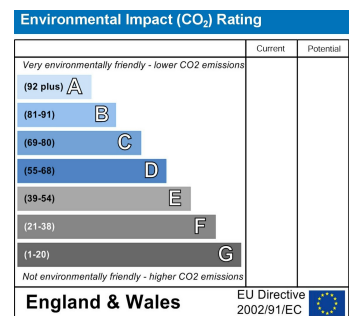
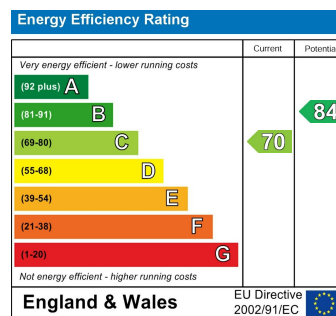
The vendor has advised the following:

Property Tenure is Freehold

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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.



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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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