

HoldenCopley

PREPARE TO BE MOVED

Edwards Lane, Sherwood, Nottinghamshire NG5 3HZ

Guide Price £350,000 - £375,000

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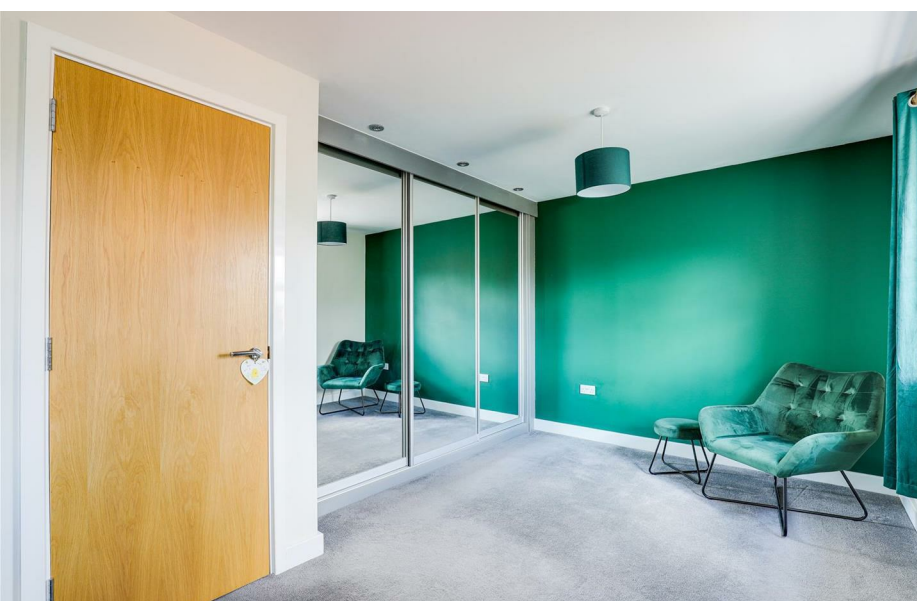
GUIDE PRICE £350,000 - £375,000

STUNNING FAMILY HOME...

This beautiful semi-detached family home showcases excellent presentation throughout and offering spacious accommodation spread over three floors, providing ample space for the entire family. Located just a stone's throw from Nottingham City Hospital in the popular area of Sherwood, you'll find a range of local amenities including shops, eateries, and excellent transport links into Nottingham City Centre. As you step inside, the ground floor welcomes you with an entrance hall leading to a modern kitchen & dining area, perfect for family meals and gatherings. The spacious living room, with French doors opening onto the rear patio, is ideal for relaxing or entertaining. There's also a convenient ground floor WC. The first floor features two generous double bedrooms, serviced by a stylish three-piece bathroom suite. The second floor houses the final two double bedrooms, with the master bedroom enjoying the luxury of a shower room en-suite. Outside, the front of the property boasts a driveway for off-road parking and access to the garage. The rear garden is a private, well-maintained space with a lawn and patio areas, perfect for enjoying outdoor gatherings and entertaining friends and family.

MUST BE VIEWED!





- Semi-Detached House
- Four Double Bedrooms
- Spacious Reception Room
- Modern Kitchen Diner
- Ground Floor W/C
- Stylish Bathroom & En-Suite
- Driveway & Garage
- Well-Presented Throughout
- Close To Local Amenities
- Must Be Viewed





GROUND FLOOR

Entrance Hall

7'7" x 6'2" (2.31m x 1.88m)

The entrance hall has herringbone laminate wood-effect flooring, a radiator, carpeted stairs, recessed spotlights, an in-built storage cupboard and a single composite door providing access into the accommodation.

Living Room

15'10" x 13'8" (4.83m x 4.17m)

The living room has herringbone laminate wood-effect flooring, two radiators, recessed spotlights, ceiling mounted recessed Bluetooth speakers and double French doors opening out to the rear garden.

Dining Room

9'4" x 9'0" (2.86m x 2.75m)

The dining area has tiled flooring, a radiator and open access to the kitchen.

Kitchen

9'3" x 10'11" (2.82m x 3.34m)

The kitchen has a range of fitted base and wall units with fitted countertops, under cupboard LED lighting and plinth lighting, a stainless steel sink with a drainer and a mixer tap, an integrated oven with an induction hob, an integrated dishwasher, washing machine & fridge freezer, recessed spotlights, an extractor fan, tiled flooring and a UPVC double-glazed window to the front elevation.

W/C

6'2" x 2'11" (1.89m x 0.91m)

This space has a low level dual flush W/C, a pedestal wash basin, a tiled splash back, an extractor fan, a radiator, tile flooring and recessed spotlights.

FIRST FLOOR

Landing

10'10" x 3'3" (3.31m x 1.00m)

The landing has carpeted flooring, a radiator, an in-built storage cupboard, recessed spotlights and access to the first floor accommodation.

Bedroom Three

15'10" x 9'3" (4.85m x 2.84m)

The third bedroom has carpeted flooring, a radiator, recessed spotlights, fitted sliding door wardrobes and two UPVC double-glazed windows to the front elevation.

Bedroom Four

8'10" x 15'10" (2.70m x 4.85m)

The fourth bedroom has carpeted flooring, a radiator, recessed spotlights, fitted sliding door wardrobes and two UPVC double-glazed windows to the rear elevation.

Bathroom

7'6" x 8'3" (2.30m x 2.53m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath with a handheld shower head, a heated towel rail, tiled walls, recessed spotlights, an extractor fan and a tiled flooring.

SECOND FLOOR

Landing

7'1" x 3'4" (2.18m x 1.03m)

The landing has carpeted flooring, a radiator, an in-built storage cupboard, recessed spotlights, access to the second floor accommodation and access to the loft.

Master Bedroom

15'11" x 11'11" (4.87m x 3.65m)

The main bedroom has carpeted flooring, a radiator, recessed spotlights, fitted sliding door wardrobes, access to the en-suite and two UPVC double-glazed windows to the rear elevation.

En Suite

8'9" x 4'1" (2.67m x 1.27m)

The en-suite has a low level dual flush W/C, a pedestal wash basin, a shower enclosure with an overhead rainfall shower and a handheld shower head, a heated towel rail, recessed spotlights, an extractor fan, tiled walls and tiled flooring.

Bedroom Two

15'10" x 9'8" (4.84m x 2.96m)

The second bedroom has carpeted flooring, a radiator, recessed spotlights, fitted sliding door wardrobes and two UPVC double-glazed windows to the front elevation.

OUTSIDE

Front

To the front of the property is a driveway to provide off-road parking, access into the single garage, courtesy lighting and various plants and shrubs.

Rear

To the rear of the property is a private enclosed garden with a paved patio seating area, an additional decked patio area, a lawn, various mature plants and shrubs, courtesy lighting and panelled fencing boundary's.

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

Service Charge in the year marketing commenced (£PA): £180.00

The information regarding service charges has been obtained from the vendor.

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 information will be confirmed by your solicitor via the management pack and Landlord pack where applicable. We strongly recommended that you contact your solicitor before entering into negotiations to confirm the accuracy of information.

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.

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 Broadband available with the highest download speed at 1000Mbps & Highest upload speed at 220Mbps

Phone Signal – Good coverage of Voice, 3G, 4G & 5G

Sewage – Mains Supply

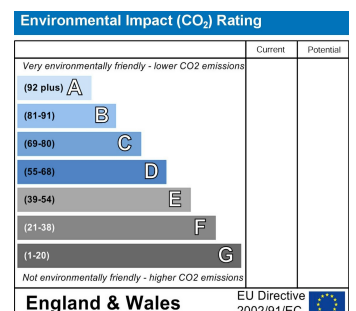
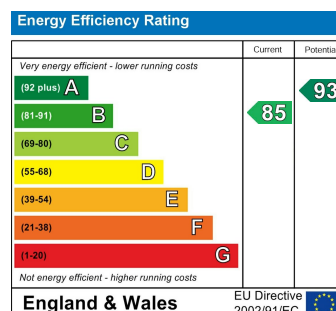
Flood Risk – No flooding in the past 5 years

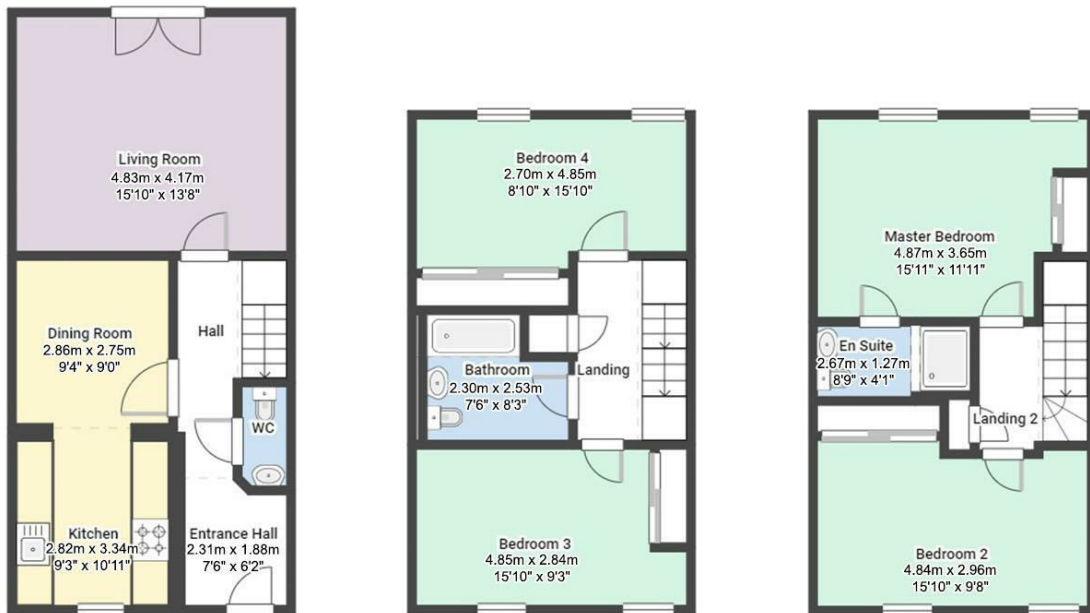
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





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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