

HoldenCopley

PREPARE TO BE MOVED

Percival Road, Sherwood, Nottinghamshire NG5 2EY

Guide Price £325,000 - £350,000

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BURSTING WITH CHARACTER...

Nestled on a sought-after residential road, this traditional semi-detached house exudes timeless charm and elegance. Just a short walk from esteemed schools and the vibrant array of amenities in Sherwood, the property offers the perfect blend of classic character and modern convenience. An inviting entrance hall leads to two spacious reception rooms, each featuring exquisite period-style fireplaces. The ground floor also boasts a sleek, modern fitted breakfast kitchen, ideal for contemporary living. Upstairs, the first floor comprises three well-proportioned bedrooms, all served by a stylish family bathroom suite. The second floor reveals a generous double bedroom with its own en-suite, providing a serene retreat. Outside, the private rear garden is a tranquil haven, complete with a charming patio area and lush lawn, perfect for relaxing or entertaining. The property also enjoys excellent access to the City Centre and transport links, making it an ideal home for those seeking both elegance and convenience.

MUST BE VIEWED





- Semi-Detached House
- Four Bedrooms
- Two Reception Rooms
- Renovated Kitchen
- Bathroom & En-Suite
- Storage Space
- Private Enclosed Garden
- Re-Decorated Throughout
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

12'4" x 3'1" (3.78m x 0.94m)

The entrance hall has wooden flooring, a radiator, coving to the ceiling, carpeted stairs, a decorative ceiling arch, and a single door providing access into the accommodation.

Living Room

11'6" x 14'11" (3.53m x 4.55m)

The living room has a UPVC double-glazed square bay window with bespoke fitted shutters to the front elevation, wooden flooring, a radiator, fitted storage in the alcoves, a TV point, coving to the ceiling, and a ornamental cast-iron feature fireplace with a tiled hearth.

Dining Room

11'10" x 12'5" (3.61m x 3.80m)

The dining room has a UPVC double-glazed window to the rear elevation, wooden flooring, a feature fireplace with a cast iron open grate fire and decorative surround, and a radiator.

Kitchen

9'11" x 13'8" (3.03m x 4.19m)

The kitchen has a range of fitted handleless base and wall units with worktops and a breakfast bar, an undermount sink with a mixer tap, an integrated double oven, an induction hob with an extractor fan, an integrated fridge freezer, space for a wine fridge, an integrated washing machine, an in-built cupboard, tiled flooring, tiled splashback, a school radiator, recessed spotlights, UPVC double-glazed windows to the side and rear elevation, and a single wooden door with glass inserts providing access to the garden.

FIRST FLOOR

Landing

2'11" x 12'6" (0.91m x 3.83m)

The landing has carpeted flooring, and provides access to the first floor accommodation.

Bedroom Two

11'10" x 14'3" (3.62m x 4.35m)

The second bedroom has two UPVC double-glazed windows with bespoke fitted shutters to the front elevation, carpeted flooring, a school radiator, and an in-built cupboard.

Bedroom Three

8'11" x 12'5" (2.72m x 3.81m)

The third bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, a panelled feature wall, and an original open fireplace.

Bedroom Four

6'4" x 9'11" (1.95m x 3.04m)

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

Bathroom

6'2" x 6'8" (1.88m x 2.04m)

The bathroom has a concealed dual flush W/C combined with a period-style wash basin and fitted storage, a wall-mounted vanity cabinet, a panelled bath with an overhead rainfall shower and a handheld shower head, a glass shower screen, a chrome heated towel rail, tiled flooring, floor-to-ceiling tiled walls, an extractor fan, and a UPVC double-glazed obscure window to the side elevation.

SECOND FLOOR

Master Bedroom

12'2" x 14'0" (3.71m x 4.28m)

The main bedroom has a Velux window and a UPVC double-glazed window, carpeted flooring, a radiator, a TV point, and access into the en-suite.

En-Suite

6'1" x 3'10" (1.87m x 1.17m)

The en-suite has a concealed dual flush W/C, a pedestal wash basin, a wall-mounted mirrored cabinet, corner fitted shower enclosure with a mains-fed shower, partially tiled walls, a chrome heated towel rail, an extractor fan, and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front of the property is a low maintenance walled garden with various plants, the availability for on-street parking, and gated access to the rear garden.

Rear

To the rear of the property is a private enclosed garden with a patio area, steps leading down to a large lawn, a range of plants and shrubs, fence panelling, and hedged borders.

ADDITIONAL INFORMATION

Broadband – Virgin Media, Openreach

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

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

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Sewage – Mains Supply

Flood Risk Area - High risk for surface water, low risk for Rivers & Sea

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.

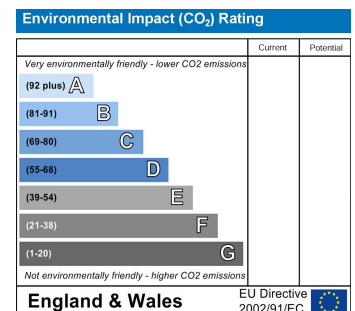
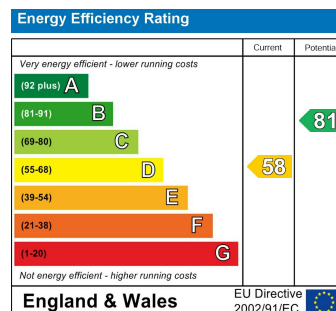
The vendor has advised the following:

Property Tenure is Freehold

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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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