

HoldenCopley

PREPARE TO BE MOVED

Mansfield Road, Sherwood, Nottinghamshire NG5 2EL

£850,000 - £820,000

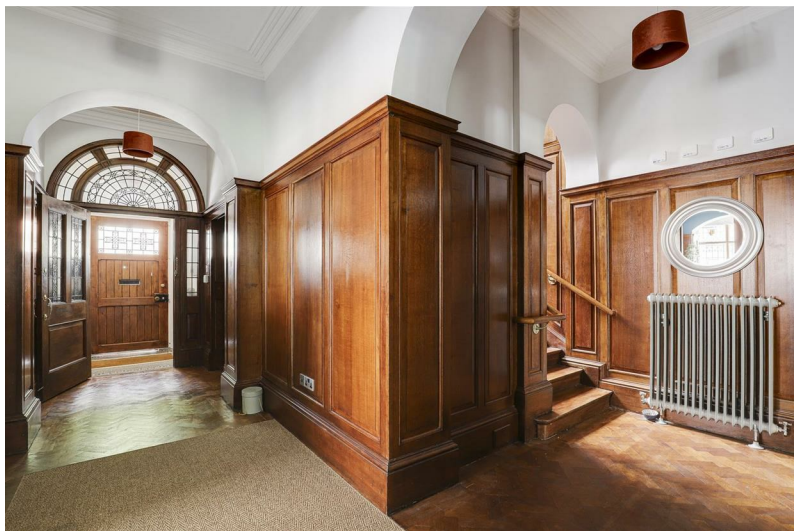
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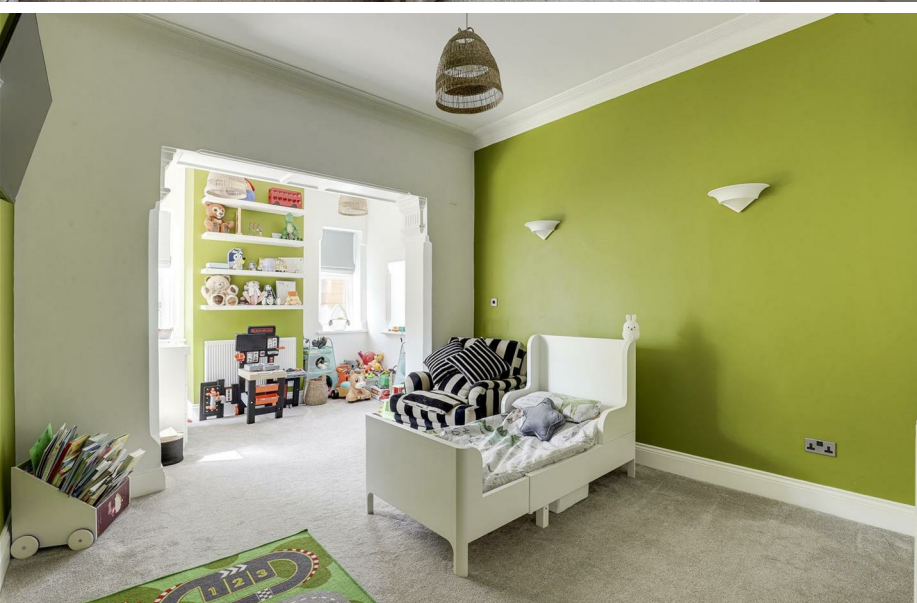


BEAUTIFUL PERIOD PROPERTY...

We are delighted to present this exceptional six-bedroom semi-detached family home, nestled within a gated community in a vibrant location just off Mansfield Road, within a conservation area. This stunning property exudes charm and character with its exquisite oak panelling, original and restored radiators, and beautiful stained glass windows. As you approach the home via a private drive with electric gates, you are greeted by grand solid wooden doors adorned with stained glass, opening into an entrance porch with mosaic floor tiles. The hallway, featuring parquet flooring and rich oak panelling, leads to a utility room, a separate W/C, and stairs to a small cellar, along with two elegant reception rooms, a spacious kitchen, and a stunning oak staircase ascending to the first floor and illuminated by a restored chandelier and a striking stained glass window. To the first floor there is a master bedroom offering direct access to a large balcony with picturesque garden views and an en-suite bathroom featuring a Jacuzzi bath and a luxurious shower with six body jets. The second bedroom also has balcony access and an en-suite bathroom. Two additional double bedrooms share a family bathroom, all of which benefit from underfloor heating. Upstairs on the second floor, reached via another oak staircase, are two further bedrooms, each with en-suite shower rooms, and a dressing room. Outside, the property features two parking spaces at the front, with a driveway extending to the rear garden, where there is potential to add a small garage. The expansive south-facing garden is a highlight, with a patio area for relaxation and a barked play area at the back, complete with decking and a children's climbing frame. This remarkable property, tucked away on a private drive, truly needs to be seen to be fully appreciated.

MUST BE VIEWED





- Semi-Detached Period Property
- Six Double Bedrooms
- Two Large Reception Rooms
- Fitted Kitchen With Granite Worktops & Various Appliances
- Five Bathroom Suites
- Underfloor Heating
- Period Features Throughout
- Ample Off-Road Parking
- Fantastic Sized South-Facing Garden
- Private Area With Electric Gated Access





GROUND FLOOR

Porch

The porch has mosaic tile flooring, a column radiator, coving to the ceiling, and a single wooden door with a stained-glass insert providing access into the accommodation.

Entrance Hall

The entrance hall has parquet flooring, oak-panelled walls, coving to the ceiling, a column radiator, and a single wooden door with stained-glass inserts via the porch.

W/C

8'4" x 6'7" (2.56m x 2.02m)

This space has a concealed dual flush W/C combined with a wash basin and fitted storage cupboards, partially tiled walls, tiled flooring, a column radiator, an extractor fan, and a stained-glass window.

Utility Room

5'2" x 3'11" (1.59m x 1.20m)

The utility room has a fitted worktop with space and plumbing for a washing machine.

Family Room

30'9" x 20'1" (9.38m x 6.13m)

The family room has a range of fitted wood-framed and stained-glass windows, carpeted flooring with underfloor heating, oak-panelled walls, a TV point, a feature fireplace with a stone surround, exposed beams on the ceiling, and two column radiators.

Living Room

24'2" x 22'4" (7.39m x 6.82m)

The living room has exposed beams on the ceiling with coving, carpeted flooring with underfloor heating, a feature fireplace with an open fire grate and a decorative surround, a TV point, a column radiator, a wood-framed stained-glass bay window, and further wood-framed windows.

Kitchen

23'7" x 13'3" (7.20m x 4.06m)

The kitchen has a range of fitted shaker-style base and wall units with Granite worktops and a breakfast bar, a double Belfast sink with a movable swan neck mixer tap, space for a range cooker, an integrated microwave, an integrated coffee machine, an integrated dishwasher, space for an American-style fridge freezer, space for a dining table, plinth lighting, coving to the ceiling, and wood-framed windows.

Porch

The rear porch has tiled flooring, recessed spotlights, and double doors providing access to the garden.

BASEMENT LEVEL

Cellar

5'2" x 4'3" (1.59m x 1.32m)

The cellar has lighting.

FIRST FLOOR

Landing

The landing has wooden flooring, a school radiator, coving to the ceiling, a ceiling rose, a full height feature stained-glass window to the front elevation, an in-built cupboard, and an oak staircase providing access to the first floor accommodation.

Inner Hall

The inner hall has carpeted flooring and a radiator.

Bedroom One

11'8" x 15'2" (3.58m x 4.63m)

The main bedroom has wood-framed windows to the rear elevation, carpeted flooring, coving to the ceiling, decorative wall-panelling, wall-light fixtures, access to the en-suite, a walk-in-wardrobe, and a single door opening out onto a balcony area, providing beautiful views overlooking the garden.

En-Suite

9'10" x 7'4" (3.00m x 2.25m)

The en-suite has a concealed dual flush W/C, a wash basin with fitted storage underneath, a wall-mounted LED vanity mirror, a corner fitted Jacuzzi bath with a pull-out shower head, wall-mounted chrome fixtures, a shower enclosure with an overhead rainfall shower, body jets and wall-mounted fixtures, wood-effect flooring with underfloor heating, tiled and split face tile walls, coving to the ceiling, recessed spotlights, an extractor fan, and wood-framed obscure windows to the side elevation.

Walk-In-Wardrobe

6'0" x 8'5" (1.84m x 2.58m)

This space has carpeted flooring, in-built wardrobes, and a radiator.

Bedroom Two

15'7" x 14'4" (4.75m x 4.39m)

The second bedroom has carpeted flooring, coving to the ceiling, a radiator, a wood-framed window to the rear elevation, wall-light fixtures, access into the second en-suite and double doors opening out to a balcony area.

En-Suite Two

10'5" x 8'6" (3.19m x 2.61m)

The second en-suite has a low level dual flush W/C, his & hers wash basins with fitted storage underneath, a wall-mounted vanity mirror with LED lighting, a corner fitted Jacuzzi bath and a pull-out shower head, wall-mounted chrome fixtures, a shower enclosure with an overhead rainfall shower and wall-mounted chrome fixtures, tiled and split face tile walls, wood-effect flooring with underfloor heating, coving to the ceiling, recessed spotlights, a heated towel rail, an extractor fan, and a wood-framed obscure window to the rear elevation.

Bedroom Three

20'0" x 11'10" (6.12m x 3.62m)

The third bedroom has multiple wood-framed windows, carpeted flooring, coving to the ceiling, two radiators, and an in-built wardrobe.

Bedroom Four

13'3" x 12'9" (4.04m x 3.90m)

The fourth bedroom has a wood-framed window to the side elevation, carpeted flooring, coving to the ceiling, and a radiator.

Bathroom

8'3" x 6'3" (2.54m x 1.91m)

The bathroom has a low level dual flush W/C, his & hers wash basins with fitted storage underneath, a

wall-mounted vanity mirror with LED lighting, an "L" shaped bath with an overhead rainfall shower, a handheld shower head, and a glass shower screen, partially tiled walls, wood-effect flooring with underfloor heating, recessed spotlights, an extractor fan, and a wood-framed obscure window to the front elevation.

SECOND FLOOR

Upper Landing

The upper landing has carpeted flooring, wall-light fixtures, and provides access to the second floor accommodation via a second oak staircase.

Bedroom Five

12'8" x 10'0" (3.88m x 3.05m)

The fifth bedroom has two Velux windows, carpeted flooring, exposed beams on the walls, eaves storage, a TV point, recessed spotlights, a radiator, wall-light fixtures, and access into the dressing room and an en-suite.

Dressing Room

11'1" x 8'3" (3.40m x 2.53m)

The dressing room has a Velux window, carpeted flooring, exposed beams on the walls, a radiator, recessed spotlight, an in-built cupboard, and eaves storage.

En-Suite Three

6'9" x 6'5" (2.06m x 1.96m)

The third en-suite has a low level flush W/C, a wash basin with a fitted storage cupboard underneath, a vanity mirror with LED lighting, a shower enclosure, tiled splashback, vinyl flooring, an exposed beam on the wall, eaves storage, and a Velux window.

Bedroom Six

11'5" x 10'7" (3.50m x 3.25m)

The sixth bedroom has two Velux windows, carpeted flooring, a TV point, exposed beams on the wall and ceiling, recessed spotlights, wall-light fixtures, eaves storage, a radiator, and access into the fourth en-suite.

En-Suite Four

7'4" x 4'11" (2.24m x 1.51m)

The fourth en-suite has a low level flush W/C, a wash basin with a fitted storage cupboard underneath, a shower enclosure, tiled splashback, vinyl flooring, a heated towel rail, eaves storage, recessed spotlights, and a Velux window.

OUTSIDE

Front

At the front of the property, a driveway offers ample off-road parking for multiple cars, along with courtesy lighting and access to the rear garden.

Rear

The rear of the property features a private, enclosed south-facing garden with a sandstone patio, a decking area, a well-kept lawn, an array of plants and shrubs, blue slate chippings, a children's barked play area, and fence-panelled boundaries.

ADDITIONAL INFORMATION

Broadband – Virgin Media, Openreach

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

Phone Signal – Mostly good coverage 3G / 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 – Very low risk

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – Currently in process of fixing the roof.

Area

DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band F

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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