

# HoldenCopley

PREPARE TO BE MOVED

Danethorpe Vale, Sherwood, Nottinghamshire NG5 3ER

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**Guide Price £200,000**

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Guide Price: £200,000 to £225,000

## LOCATION LOCATION LOCATION...

This three-bedroom semi-detached house, situated in a highly sought-after location, presents an exciting opportunity for a variety of buyers looking to put their stamp on it and create their dream home. Ideally positioned near shops, restaurants, excellent transport links and within the catchment of great schools, this property offers both convenience and potential. The ground floor features an entrance hall leading to a spacious living room, a separate dining room perfect for family meals and a fitted kitchen. On the first floor, you'll find three well-sized bedrooms, access to the loft for additional storage, a two-piece bathroom suite and a separate W/C. Outside, the property boasts a driveway at the front, providing off-road parking, while the rear offers a private garden with a lawn and patio area, ideal for outdoor relaxation and entertaining. With its desirable location and potential for personalisation, this house is perfect for buyers ready to transform it into their ideal home.

MUST BE VIEWED





- Semi Detached House
- Three Bedrooms
- Living Room
- Dining Room
- Fitted Kitchen
- Two Piece Bathroom Suite & Separate W/C
- Private Garden
- Driveway
- Close To Local Amenities
- Must Be Viewed





## GROUND FLOOR

### Entrance Hall

The entrance hall has carpeted flooring and stairs, a radiator and a single UPVC door providing access into the accommodation.

### Dining Room

11'11" x 9'8" (3.64m x 2.96m)

The dining room has a UPVC double-glazed window to the front elevation, carpeted flooring, an open fire with a brick surround and a tiled hearth and a radiator.

### Kitchen

14'11" x 6'5" (4.56m x 1.98m)

The kitchen has a range of fitted base and wall units with worktops, space for a freestanding cooker, an extractor hood, space and plumbing for a washing machine, a stainless steel sink and a half with a drainer, space for a fridge-freezer, tiled flooring, UPVC double-glazed windows to the rear and side elevations and a UPVC single door providing access out to the garden.

### Living Room

15'2" x 11'1" (4.63m x 3.39m)

The living room has carpeted flooring, a radiator, an electric fire with a decorative surround and a tiled hearth and sliding patio doors providing access out to the garden.

## FIRST FLOOR

### Landing

The landing has carpeted flooring, a UPVC double-glazed window to the front elevation, a built-in cupboard, access to the loft and provides access to the first floor accommodation.

### Master Bedroom

12'9" x 9'8" (3.91m x 2.97m)

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

### Bedroom Two

12'9" x 11'2" (3.90m x 3.42m)

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

### Bedroom Three

9'0" x 7'3" (2.76m x 2.22m)

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

### Bathroom

5'8" x 4'5" (1.75m x 1.37m)

The bathroom has a pedestal wash basin, a fitted panelled bath, tiled walls and a UPVC double-glazed window to the side elevation.

### W/C

This space has a low level flush W/C, wood-effect flooring, partially tiled walls and a UPVC double-glazed window to the side elevation.

## OUTSIDE

### Front

To the front of the property is a garden with a lawn and a driveway with gated access.

### Rear

To the rear of the property is a garden with a fence panelled boundary, a patio and a lawn.

## 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 5G, some 3G 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

Council Tax Band Rating - Nottingham City Council - Band A

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.

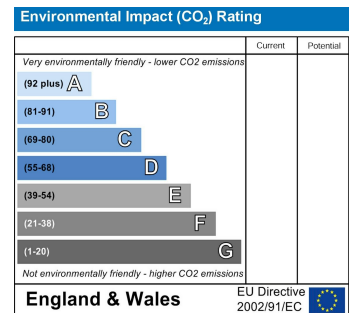
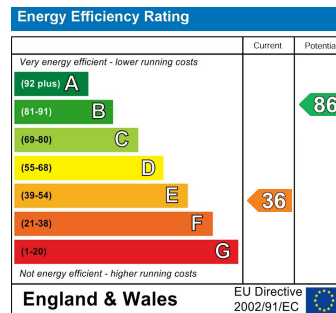
The vendor has advised the following:

Property Tenure is Freehold

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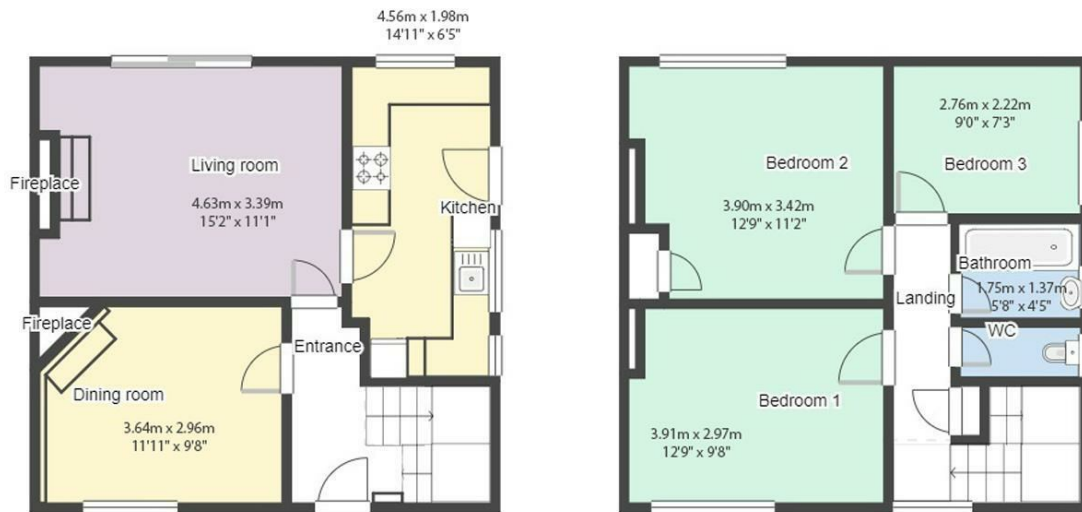
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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