

HoldenCopley

PREPARE TO BE MOVED

Devonshire Crescent, Sherwood, Nottinghamshire NG5 2EU

£400,000

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SUBSTANTIAL DETACHED HOME...

This four bedroom detached house offers an impeccable presentation and generously proportioned living spaces throughout, presenting a lifestyle of comfort and sophistication. On the ground floor, an inviting porch leads to an elegant entrance hall, setting the tone for the rest of the home. The bay-fronted living room bathes in natural light, providing a welcoming space for relaxation. The adjacent dining room is perfect for entertaining guests and the fitted kitchen is equipped with modern amenities. Practicality meets style with the inclusion of a utility room, W/C and a cloakroom on this level, catering to the convenience of daily living. Ascend to the first floor, where three thoughtfully designed bedrooms await, each exuding its unique charm. A two-piece bathroom suite and a separate W/C add to the functionality of this floor, ensuring the needs of the household are met with ease. The second floor unveils a lavish retreat – the master bedroom. Here, luxury meets tranquillity, offering a private haven for relaxation. Completing this exclusive sanctuary is an en-suite bathroom, epitomising opulence and practicality. Beyond the confines of the interior lies an equally impressive exterior. A driveway and double garage provide ample parking, addressing the practicalities of modern living. The private enclosed garden, a verdant oasis, beckons outdoor enthusiasts and offers a serene backdrop for al fresco gatherings. Situated in a popular location just a stone's throw away from the vibrant Sherwood High Street, which is host to a range of shops, eateries and excellent transport links as well as being within close proximity to Nottingham City Centre, The City Hospital and great school catchment.

MUST BE VIEWED





- Detached House
- Four Bedrooms
- Two Spacious Reception Rooms
- Modern Fitted Kitchen With A Separate Utility Room
- Ground Floor W/C
- Two-Piece Bathroom Suite, A Separate W/C & An En-Suite To The Master Bedroom
- Cellar
- Private Enclosed Garden
- Double Garage & Driveway
- Popular Location





GROUND FLOOR

Porch

The porch has double doors providing access into the accommodation

Entrance Hall

12'8" x 6'11" (3.88 x 2.11)

The entrance hall has wooden flooring, carpeted stairs, a radiator, coving to the ceiling, two windows with stained glass inserts and a single door with a stained glass insert to the front elevation

Cloak Room

4'1" x 3'0" (1.27 x 0.93)

The cloak room has wooden flooring, an in-built wardrobe, a radiator, a Velux window and a UPVC double glazed obscure window to the side elevation

Living Room

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

The living room has carpeted flooring, a feature log burner with a hearth, a TV point, a radiator, coving to the ceiling, a picture rail and a UPVC double glazed bay window to the front elevation

Dining Room

13'6" x 11'10" (4.14 x 3.63)

The dining room has wooden flooring, a feature log burner with a hearth and a wooden mantelpiece, a TV point, a radiator, a picture rail, two UPVC double glazed windows to the rear elevation and UPVC double French doors providing access to the rear garden

Kitchen

11'10" x 8'2" (3.61 x 2.51)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and a half with a drainer and a mixer tap, an integrated double oven, an integrated gas hob, an extractor hood, an integrated dishwasher, tiled splashback, a radiator, recessed spotlights, a Velux window and a UPVC double glazed window to the rear elevation

Utility Room

5'1" x 4'1" (1.55 x 1.27)

The utility room has space and plumbing for a washing machine, space for a fridge freezer, recessed spotlights and a single UPVC door providing access to the rear garden

W/C

4'1" x 3'11" (1.27 x 1.20)

This space has a low-level dual flush W/C, a pedestal wash basin with a stainless steel mixer tap, wooden flooring and a UPVC double glazed obscure window to the side elevation

BASEMENT LEVEL

Cellar

23'5" x 18'4" (7.16 x 5.61)

The cellar has multiple power points, lighting and provides ample storage space

FIRST FLOOR

Landing

10'4" x 2'10" (3.16 x 0.87)

The landing has carpeted flooring, a UPVC double glazed obscure window with a stained glass insert to the side elevation and provides access to the first floor accommodation

Bedroom Two

14'6" x 11'10" into bay (4.44 x 3.61 into bay)

The second bedroom has wooden flooring, a radiator, coving to the ceiling and a UPVC double glazed bay window to the front elevation

Bedroom Three

11'10" x 11'7" (3.62 x 3.54)

The third bedroom has wooden flooring, a radiator, coving to the ceiling and a UPVC double glazed window to the rear elevation

Bedroom Four

7'0" x 6'9" (2.14 x 2.06)

The fourth bedroom has wooden flooring, a radiator and a UPVC double glazed bay window to the front elevation

Bathroom

6'9" x 5'6" (2.08 x 1.70)

The bathroom has a pedestal wash basin, a panelled bath, a heated towel rail, partially tiled walls, recessed spotlights and a UPVC double glazed obscure window to the rear elevation

W/C

4'1" x 2'5" (1.26 x 0.74)

This space has a low-level flush W/C, recessed spotlights and a UPVC double glazed obscure window to the side elevation

SECOND FLOOR

Landing

The landing has carpeted flooring, a UPVC double glazed window to the side elevation and provides access to the first floor accommodation

Master Bedroom

22'11" x 7'5" max (7.00 x 2.27 max)

The master bedroom has carpeted flooring, an in-built wardrobe, storage in the eaves, a radiator, recessed spotlights, a Velux window and a UPVC double glazed window to the rear elevation

En-Suite

6'5" x 5'8" (1.96 x 1.73)

The en-suite has a low-level dual flush W/C, a vanity-style wash basin with a stainless steel mixer tap, a fitted shower enclosure with an electric shower fixture, tiled splashback, a chrome heated towel rail, recessed spotlights and a UPVC double glazed obscure window to the side elevation

OUTSIDE

Front

To the front of the property is a low-maintenance brick-walled garden, a driveway and a double garage providing ample off-road parking and gated side access to the rear garden

Garage

The garage has lighting, electricity, hot and cold running water, remote controlled access and provides ample storage to the loft area of the garage

Rear

To the rear of the property is a private enclosed garden with a block paved area, two lawns, a range of plants and shrubs, a shed, courtesy lighting and panelled fencing

ADDITIONAL INFORMATION

Broadband – Openreach, Virgin Media

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

Phone Signal – Mostly 4G / 5G network

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 – TBC

Any Legal Restrictions – TBC

Other Material Issues – TBC

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.

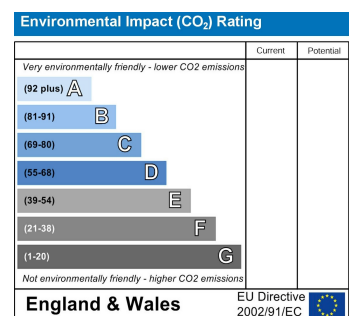
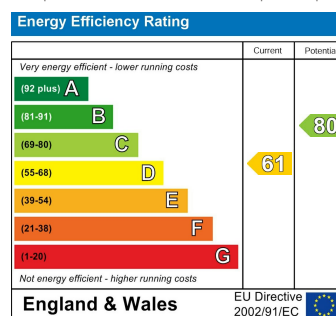
The vendor has advised the following:

Property Tenure is Freehold

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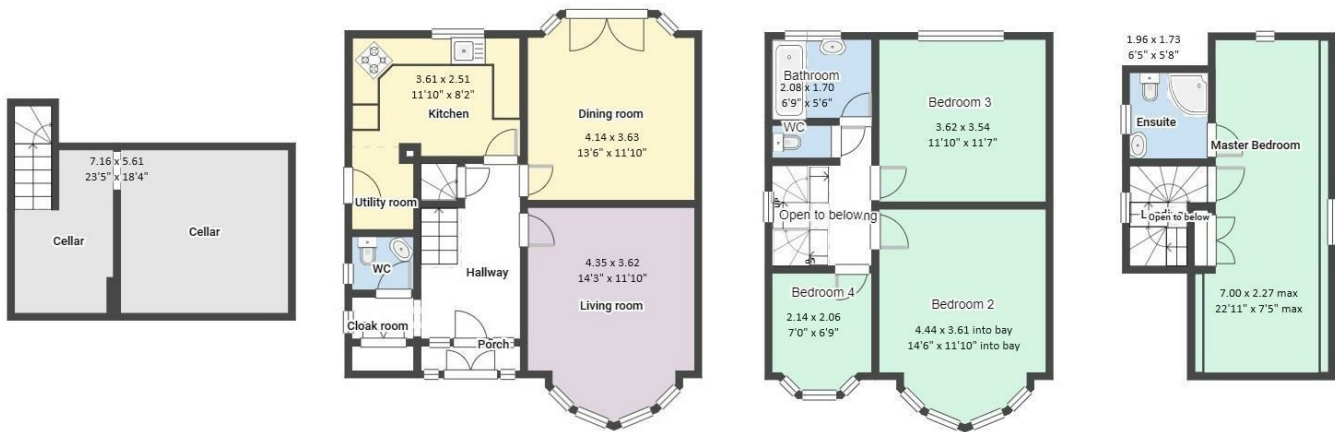
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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