

# HoldenCopley

PREPARE TO BE MOVED

Bedale Road, Sherwood, Nottingham NG5 3GH

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Guide Price £325,000



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GUIDE PRICE: £325,000 - £350,000

WELL PRESENTED THROUGHOUT...

Introducing this charming three-bedroom semi-detached house, ideally situated in a highly sought-after location, offering the perfect blend of convenience with its proximity to local amenities, schools, and excellent commuting links. This property boasts a pristine presentation throughout, making it an ideal and spacious family home. Upon stepping inside, you'll be greeted by an inviting entrance hall that sets the tone for the elegance and comfort found throughout the house. To your right, a spacious living room awaits, continuing on the ground floor, you'll find a lovely kitchen diner that's sure to be the heart of the home. The kitchen is not only aesthetically pleasing but highly functional, offering ample storage space to keep everything organised. Integrated appliances provide modern convenience, and skylights, as well as patio doors, ensure an abundance of natural light, creating a bright and airy environment. Completing the ground floor is a convenient W/C, adding to the practicality of the living space. Moving to the upper level, you'll discover two generously sized double bedrooms and a single bedroom. A stylish and well-appointed three-piece bathroom suite adds a touch of luxury to the home, providing a tranquil space to unwind. The front of the property offers the added benefit of a driveway, capable of accommodating multiple cars for off-road parking. Additionally, there is access to the garage, providing further storage space. The rear garden is a private and enclosed outdoor oasis. A well-maintained lawn, complemented by a range of plants and shrubs and a decked seating area creating a perfect spot for enjoying the outdoor area.

MUST BE VIEWED







- Semi-Detached House
- Three Bedrooms
- Spacious Reception Room
- Modern Fitted Kitchen Diner
- Ground Floor W/C
- Stylish Three-Piece Bathroom Suite
- Driveway & Garage
- Well Presented Throughout
- Popular Location
- Must Be Viewed











GROUND FLOOR

Entrance Hall

16'7" x 7'3" (5.07m x 2.21m)

The entrance hall has laminate wood-effect flooring, carpeted stairs, a radiator, coving to the ceiling and a single UPVC door providing access into the accommodation.

Living Room

26'10" x 10'8" (8.19m x 3.27m)

The living room has carpeted flooring, two radiators, coving to the ceiling, ceiling roses and a UPVC double-glazed bay window to the front elevation.

Kitchen Diner

20'5" x 18'2" (6.24m x 5.55m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and half with a drainer and swan neck tap, an integrated dishwasher, an integrated hob, an integrated double oven, an extractor fan, an integrated fridge freezer, space and plumbing for a washing machine, recessed spotlights, laminate wood-effect flooring, partially tiled walls, a radiator and a vertical radiator, a UPVC double-glazed window to the rear elevation, a single UPVC door proving access to the side of the property, sliding patio doors opening out to the rear garden and two skylights.

W/C

5'9" x 2'3" (1.77m x 0.70m)

This space has a low-level dual flush W/C, a wall-mounted wash basin, a radiator, partially tiled walls, a recessed spotlight, tiled flooring and a UPVC double-glazed obscure window to the side elevation.

FIRST FLOOR

Landing

8'6" x 4'3" (2.60m x 1.32m)

The landing has carpeted flooring, a UPVC double-glazed window to the side elevation, access to the first-floor accommodation and access to a boarded loft with courtesy lighting via a dropdown ladder.

Master Bedroom

10'10" x 15'5" (3.31m x 4.72m)

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

Bedroom Two

11'1" x 10'9" (3.39m x 3.29m)

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

Bedroom Three

7'3" x 7'2" (2.21m x 2.20m)

The third bedroom has carpeted flooring, a radiator and a UPVC double-glazed corner window.

Bathroom

7'9" x 7'0" (2.37m x 2.15m)

The bathroom has a low-level flush W/C, a pedestal wash basin, a panelled bath with an overhead rainfall shower fixture, a heated towel rail, partially tiled walls, recessed spotlights, tiled flooring and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

The front of the property has a driveway, access to the garage, gated access to the rear garden, hedged borders and fence panelling.

Rear

To the rear of the property is a private enclosed garden with a lawn, a range of plants and shrubs, a decked area and fence panelling.

DISCLAIMER

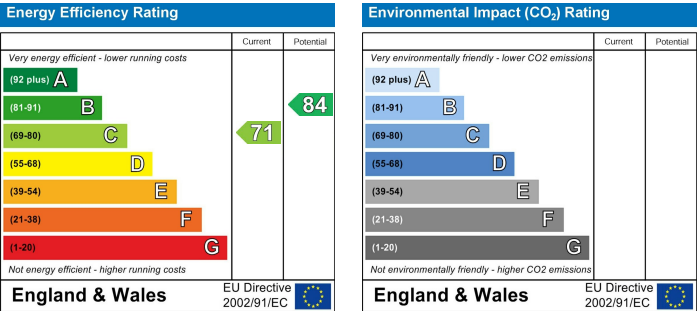
Council Tax Band Rating - Nottingham City Council - Band C  
This information was obtained through the directgov website.  
HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:  
Property Tenure is Freehold

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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.

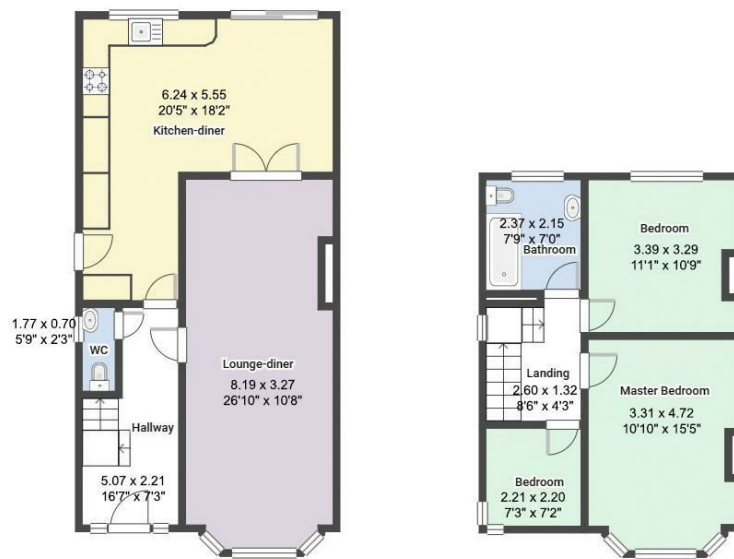
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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