

HoldenCopley

PREPARE TO BE MOVED

Devon Drive, Sherwood, Nottinghamshire NG5 2EN

Guide Price £280,000

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GUIDE PRICE £280,000 - £300,000

LOCATION LOCATION LOCATION...

NO CHAIN

This four-bedroom semi-detached family home combines style, space and convenience, making it an ideal choice for discerning buyers. Nestled in a highly sought-after location, it boasts easy access to a range of local amenities, including shops, superb transport links and great schools. As you step inside, a welcoming hallway leads to two reception rooms, each offering ample space for both relaxation and entertainment. The well-appointed fitted kitchen is a chef's delight, providing a practical yet stylish area for cooking and dining. The first floor accommodates three generously sized bedrooms, each brimming with natural light, along with a versatile study—perfect for those who work from home—and a contemporary three-piece bathroom suite that exudes modern sophistication. Ascending to the second floor, you'll find a master bedroom that offers a private retreat, complete with a luxurious en-suite bathroom. This property also benefits from extensive basement space, with three cellar rooms offering significant potential for storage or conversion into additional living areas. Externally, the home continues to impress. The front of the property offers on-street parking, while the rear reveals a private garden, complete with a spacious decking area—perfect for al fresco dining or enjoying quiet evenings outdoors. This property truly offers the perfect blend of comfort, space and location, ideal for a family ready to move in and start making memories.

MUST BE VIEWED





- Semi Detached House
- Four Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Three Piece Bathroom Suite & En-Suite
- Study
- Cellar
- Private Rear Garden
- Close To Local Amenities
- Must Be Viewed





BASEMENT

Cellar

15'9" x 6'0" (4.82 x 1.84)

This space has lighting.

Cellar

13'2" x 12'2" (4.02 x 3.71)

This space has lighting.

Cellar

12'5" x 11'1" (3.79 x 3.38)

This space has lighting.

GROUND FLOOR

Hallway

24'11" x 5'11" (7.60 x 1.82)

The hallway has wood-effect flooring, carpeted stairs, a radiator, coving and a single composite door providing access into the accommodation.

Living Room

13'11" x 12'0" (3.99 x 3.66)

The living room has a UPVC double-glazed square bay window to the front elevation, wood-effect flooring, a radiator, a recessed chimney breast alcove, coving and open access into the dining room.

Dining Room

12'9" x 11'0" (3.91 x 3.36)

The dining room has a UPVC double-glazed window to the rear elevation, wood-effect flooring, a radiator, a recessed chimney breast alcove and coving.

Kitchen

18'10" x 9'8" (5.75 x 2.96)

The kitchen has a range of fitted shaker style base and wall units with worktops, an integrated oven, an electric hob with an extractor hood, a sink and a half with a drainer and a swan neck mixer tap, space for a fridge-freezer, space and plumbing for a washing machine, tiled flooring, a radiator, partially tiled walls, a UPVC double-glazed window to the side elevation, access to the cellar and UPVC double French doors providing access out to the garden.

FIRST FLOOR

Landing

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

Study

11'10" x 6'3" (3.63 x 1.91)

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

Bedroom Two

12'0" x 10'11" (3.67 x 3.33)

The second bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator and a recessed chimney breast alcove with a tiled hearth.

Bedroom Three

12'5" x 11'0" (3.79 x 3.37)

The third bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator and a recessed chimney breast alcove.

Bathroom

10'9" x 6'11" (3.30 x 2.13)

The bathroom has a low level flush W/C, a pedestal wash basin, an L shaped fitted panelled bath with a mains-fed over the head rainfall shower and a hand-held shower, a glass shower screen, tiled flooring, partially tiled walls, a heated towel rail, an extractor fan and a UPVC double-glazed obscure window to the side elevation.

Bedroom Four

10'0" x 7'4" (3.06 x 2.26)

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

SECOND FLOOR

Master Bedroom

17'7" x 14'4" (5.37 x 4.39)

The main bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, eaves storage and access into the en-suite.

En-Suite

10'2" x 3'7" (3.12 x 1.10)

The en-suite has a low level flush W/C, a pedestal wash basin, a shower enclosure with an electric shower, tiled flooring, partially tiled walls and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front of the property is the availability for on street parking.

Rear

To the rear of the property is a private garden with decking and external lighting.

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 & 5G, most 3G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – Roof was repaired with a dry ridge installation and tiles replaced on 12/04/2023.

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:

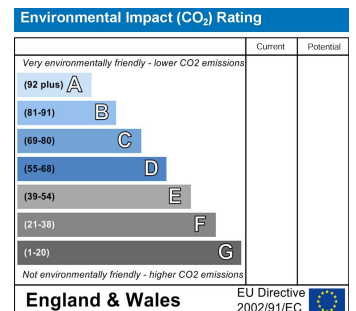
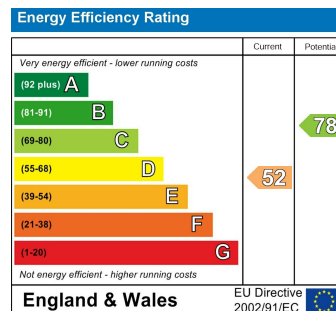
Property Tenure is Freehold

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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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