

# HoldenCopley

PREPARE TO BE MOVED

Dornoch Avenue, Sherwood, Nottinghamshire NG5 4DP

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**Guide Price £220,000**

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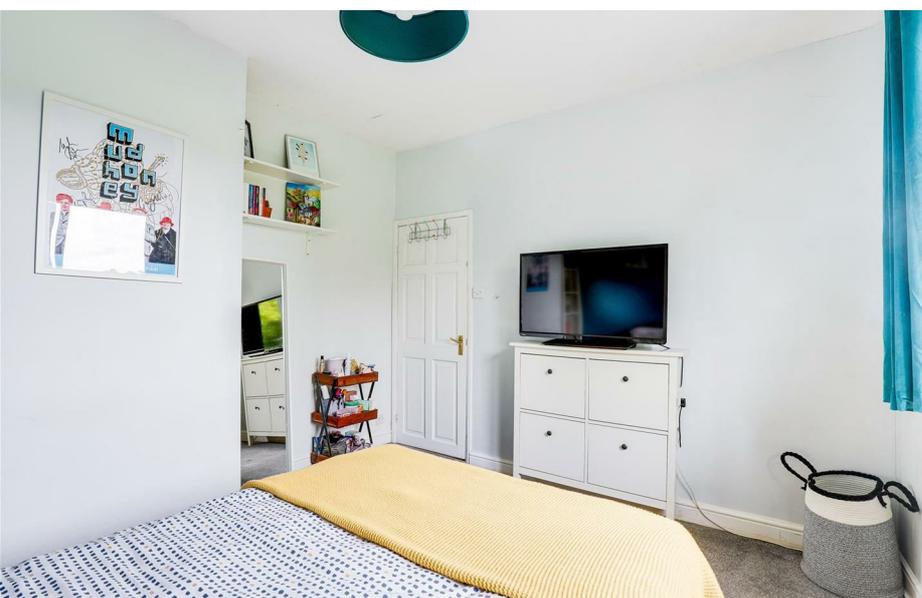
GUIDE PRICE - £220,000 - £240,000

LOCATION LOCATION LOCATION...

This stunning three-bedroom semi-detached home is a perfect choice for first-time buyers seeking a stylish, move-in-ready property in a highly desirable location. Impeccably presented throughout, this home offers a blend of modern living and convenience, being just a stone's throw from local amenities including popular shops, restaurants and cafes, as well as benefiting from excellent transport links and great school catchments. Upon entering, you are greeted by a bright and welcoming entrance hall that leads into a living room, ideal for relaxing with family. The adjacent dining room provides a fantastic space for entertaining, with seamless access to the beautifully designed, modern fitted kitchen, complete with high-quality fixtures and ample storage. Upstairs, the property boasts three generously proportioned bedrooms, each flooded with natural light, offering versatility for growing families or those needing a home office. A contemporary three-piece bathroom suite adds a touch of luxury, while the landing also provides access to a boarded loft, perfect for additional storage or future potential. Outside, the front of the property features a private driveway, offering off-street parking. To the rear, you'll find a private tiered garden with a spacious concrete patio area – ideal for alfresco dining – and a well-maintained lawn, creating the perfect setting for outdoor relaxation and family gatherings. This home truly ticks all the boxes for modern, comfortable living.

MUST BE VIEWED





- Semi Detached House
- Three Bedrooms
- Living Room
- Modern Fitted Kitchen
- Dining Room
- Three Piece Bathroom Suite
- Driveway
- Private Rear Garden
- Popular Location
- Must Be Viewed





## GROUND FLOOR

### Entrance Hall

6'5" x 8'11" (1.96m x 2.73m)

The entrance hall has wood-effect flooring, carpeted stairs, a built-in cupboard, a radiator, coving and a single composite door providing access into the accommodation.

### Living Room

11'8" x 11'5" (3.57m x 3.49m)

The living room has a UPVC double-glazed bay window to the front elevation, carpeted flooring, a column radiator and a decorative surround.

### Dining Room

11'8" x 15'5" (3.56m x 4.71m)

The dining room has a UPVC double-glazed window to the rear elevation, wood-effect flooring, a built-in cupboard and coving.

### Kitchen

7'5" x 9'0" (2.27m x 2.75m)

The kitchen has a range of fitted base and wall units with worktops, an integrated oven, a hob with an extractor fan, an inset sink with a swan neck mixer tap, space and plumbing for a washing machine, wood-effect flooring, a radiator, partially tiled walls, a UPVC double-glazed window to the rear elevation and a single UPVC door providing access out to the garden.

## FIRST FLOOR

### Landing

4'5" x 6'8" (1.35m x 2.05m)

The landing has a carpeted flooring, a UPVC double-glazed window to the side elevation, access to the boarded loft via a drop-down ladder and provides access to the first floor accommodation.

### Master Bedroom

10'9" x 10'7" (3.28m x 3.25m)

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

### Bedroom Two

9'11" x 11'5" (3.02m x 3.48m)

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

### Bedroom Three

8'6" x 7'6" (2.61m x 2.30m)

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

### Bathroom

6'4" x 6'0" (1.95m x 1.85m)

The bathroom has a low level concealed flush W/C, a wash basin with fitted storage, a fitted shower with a mains-fed over the head rainfall shower and a hand-held shower, a glass shower screen, tiled flooring and walls, a chrome heated towel rail, a recessed spotlight, an extractor fan and a UPVC double-glazed obscure window to the front elevation.

## OUTSIDE

### Front

To the front of the property is a driveway.

### Rear

To the rear of the property is a private tiered garden with a fence panelled boundary, a concrete patio and a lawn with a wood chipping border.

## 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, some 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 – Drain access on drive - have never had need for access

Other Material Issues – Render on back of extension needs replacing, lets some moisture in

## 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.

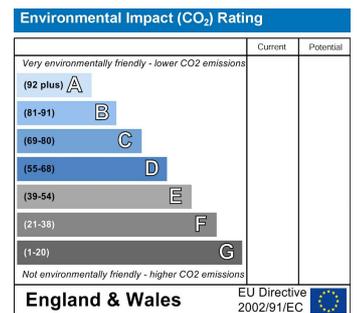
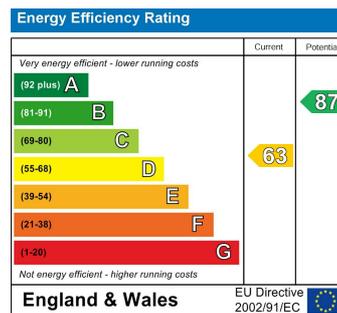
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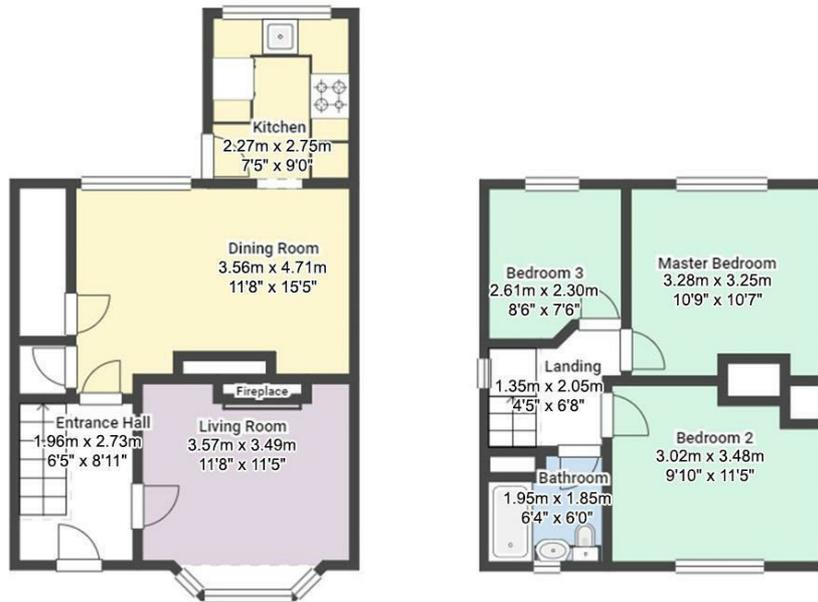
Property Tenure is Freehold

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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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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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