

# HoldenCopley

PREPARE TO BE MOVED

Kelham Drive, Sherwood, Nottinghamshire NG5 IRB

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Guide Price £260,000 - £270,000

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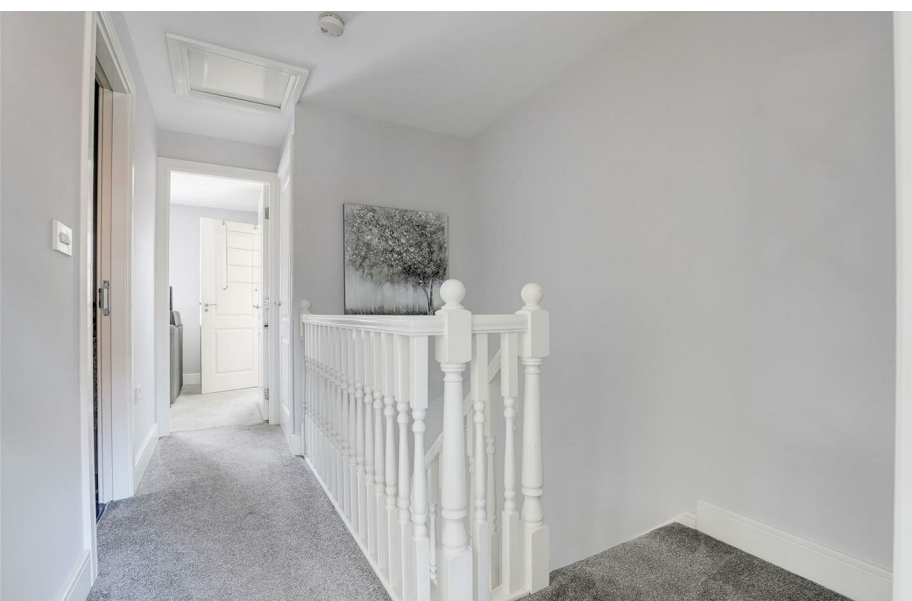
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THREE STOREY TOWN HOUSE...

This beautifully presented three storey townhouse offers spacious and versatile accommodation, making it the perfect home for a growing family. Set in a highly popular area, the property is within close proximity to an array of local amenities, including shops, schools, and recreational facilities. It also benefits from excellent transport links, providing easy access to nearby towns and cities. Upon entering the property, the ground floor hallway leads to the integral garage, which the current owner is using as a cosy snug. On the first floor, the heart of the home is a generously sized living room, filled with natural light, thanks to the double French doors that open directly onto the rear garden. Adjacent to the living room is a well-appointed kitchen, complete with modern fitted units, a breakfast bar for casual dining, and another set of French doors leading to a balcony. There is also a convenient W/C on this level for guests. The second floor hosts three bedrooms, providing plenty of space for family members or guests. The main bedroom benefits from a stylish en-suite shower room, while the remaining two bedrooms are serviced by a contemporary three-piece family bathroom. Externally, the front of the property features a gravelled area and a driveway leading to the garage, offering ample parking space. To the rear, the garden has been designed with low maintenance in mind, featuring a patio area for outdoor dining, an artificial lawn, and secure fencing, making it an ideal space for both relaxation and play.

MUST BE VIEWED





- Three Storey Town House
- Three Bedrooms
- Living Room
- Fitted Kitchen With A Balcony
- Three-Piece Bathroom Suite & First Floor W/C
- En-Suite To The Main Bedroom
- Garage / Snug
- Enclosed Rear Garden
- Popular Location
- Must Be Viewed





## GROUND FLOOR

### Hallway

4'3" x 9'5" (1.30m x 2.89m)

The hallway has vinyl flooring, carpeted stairs, a radiator, and a composite door providing access into the accommodation.

### Garage/Snug

29'5" x 14'7" max (8.98m x 4.45m max)

The garage/snug has a range of fitted base units with a worktop, a stainless steel sink with a mixer tap and drainer, space and plumbing for a washing machine, space for an under-counter fridge, a purpose build bar, lighting, electrics, vinyl flooring, and an up-and-over door.

## FIRST FLOOR

### Landing

9'2" x 7'2" (2.80m x 2.19m)

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

### Living Room

11'2" x 14'5" (3.41m x 4.40m)

The living room has a UPVC double glazed window to the rear elevation, a TV point, wood-effect flooring, and double French doors opening out to the rear garden.

### W/C

3'3" x 6'10" (1.01m x 2.09m)

This space had a low level flush W/C, a counter-top wash basin, a radiator, an extractor fan, and vinyl flooring.

### Kitchen

12'10" x 14'4" (3.93m x 4.38m)

The kitchen has a range of modern fitted base and wall units with worktops and a breakfast bar, a stainless steel sink with a mixer tap and drainer, an integrated oven, ceramic hob and extractor fan, recessed spotlights, tiled splashback, vinyl flooring, a UPVC double glazed window to the front elevation, and double French doors providing access onto the balcony with has decking and wrought iron railing.

## SECOND FLOOR

### Upper Landing

The upper landing has carpeted flooring, an in-built cupboard, access into the loft with lighting, and access to the second floor accommodation.

### Bedroom One

8'6" x 10'2" (2.60m x 3.12m)

The first bedroom has a UPVC double glazed window to the front elevation, a radiator, double fitted wardrobes, carpeted flooring, and access into the en-suite.

### En-Suite

3'10" x 8'2" (1.17m x 2.51m)

The en-suite has a UPVC double glazed window to the front elevation, a low level flush W/C, a pedestal wash basin, a shower enclosure with a wall-mounted shower fixture, a shaver socket, an extractor fan, a radiator, partially tiled walls, and vinyl flooring.

### Bedroom Two

10'7" x 7'2" (3.24m x 2.19m)

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

### Bedroom Three

7'4" x 6'11" (2.25m x 2.11m)

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

### Bathroom

6'11" x 6'10" (2.11m x 2.10m)

The bathroom has a low level flush W/C, a pedestal wash basin, a panelled bath with a handheld shower fixture, a radiator, a shaver socket, recessed spotlights, an extractor fan, partially tiled walls, and vinyl flooring.

## OUTSIDE

### Front

To the front of the property is a gravelled area, and a driveway to the garage.

### Rear

To the rear of the property is a low-maintenance rear garden, with a patio area, an artificial lawn, and a fence panelled boundary.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1000Mbps and Upload Speed 220Mbps

Phone Signal – Good coverage of Voice, 4G & 5G - Some coverage of 3G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

## 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:

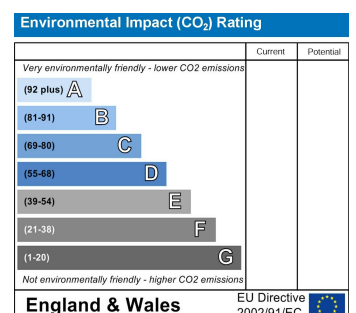
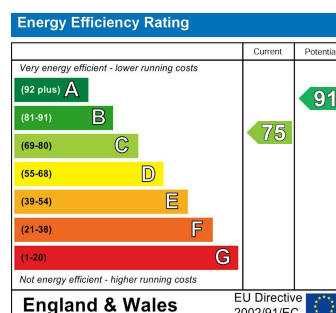
Property Tenure is Freehold

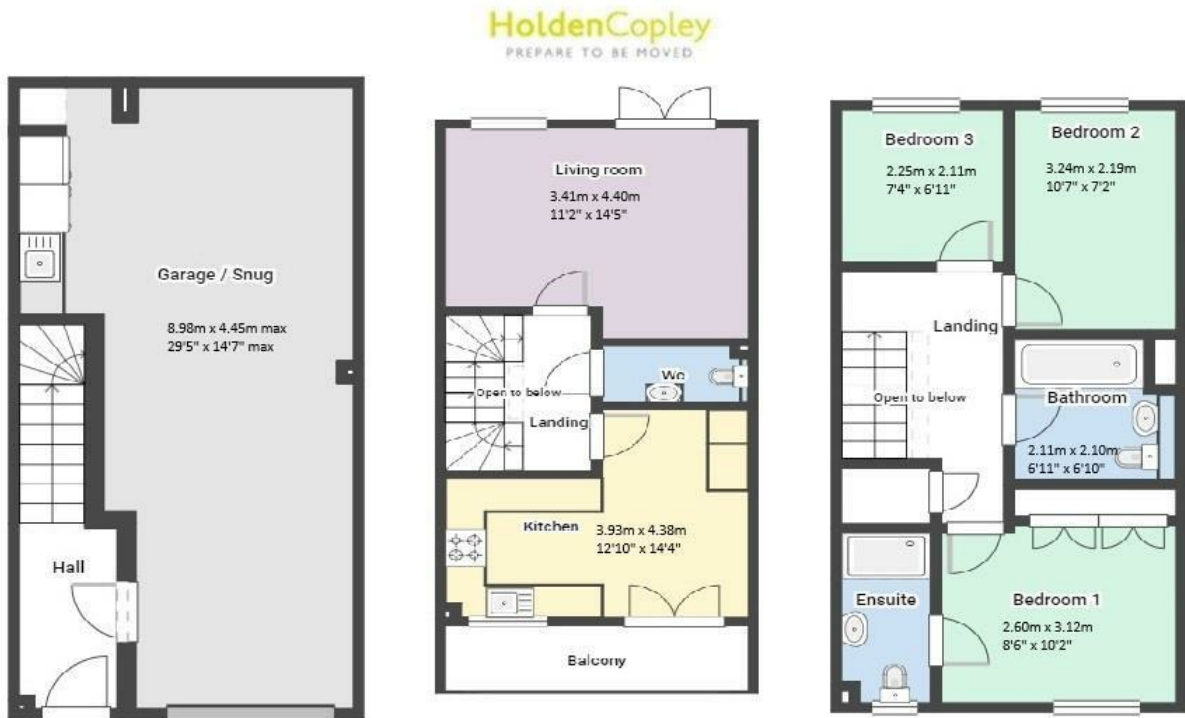
Management Fee £169.74 per year

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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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