

HoldenCopley

PREPARE TO BE MOVED

Montfort Crescent, Sherwood, Nottinghamshire NG5 3EH

£250,000

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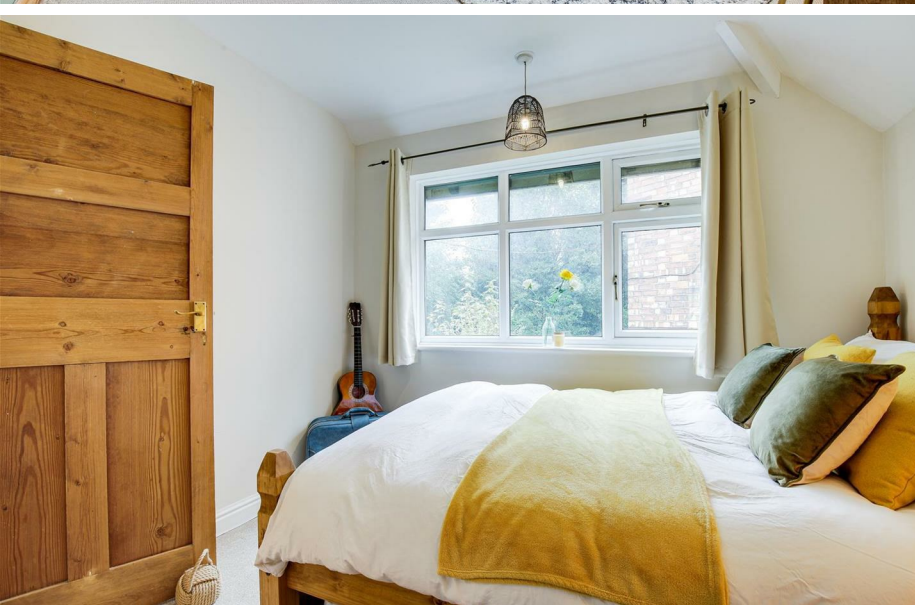


IMMACULATELY PRESENTED THROUGHOUT...

This immaculately presented three-bedroom semi-detached house offers spacious accommodation and showcases the meticulous care and attention of its current owners. Recent upgrades include a new composite front door, a stylishly fitted Howdens kitchen with integrated appliances, a cozy gas burner in the living room, fresh flooring throughout, a contemporary three-piece bathroom suite, as well as newly installed garden decking and a shed. Located in a highly desirable area, this home is just a short walk from Sherwood High Street, providing easy access to a wide range of local amenities. You'll find an array of shops, cafes, and restaurants nearby, along with excellent transport links and access to great school catchments—making it perfect for families and professionals alike. On the ground floor, you are welcomed by an entrance hall leading to a spacious living room and a modern fitted kitchen-diner, perfect for entertaining. Upstairs, the property boasts three double bedrooms, a sleek three-piece bathroom suite, and access to a partially boarded loft for additional storage or future conversion potential. The property features a driveway at the front, while to the rear, a private garden offers a peaceful retreat with a patio, well-maintained lawn, newly added decking, and practical shed for extra storage. This home truly combines comfort, style, and convenience, making it ready to move straight into.

MUST BE VIEWED





- Semi Detached House
- Three Double Bedrooms
- Spacious Living Room
- Modern Fitted Kitchen With Integrated Appliances
- Stylish Three Piece Bathroom Suite
- Private Rear Garden
- Off-Road Parking
- Beautifully Renovated Throughout
- Close To Local Amenities
- Must Be Viewed





GROUND FLOOR

Entrance Hall

The entrance hall has herringbone LVT flooring, carpeted stairs, a radiator, an under the stairs cupboard and a new single composite door providing access into the accommodation.

Living Room

12'5" x 15'4" (3.80m x 4.68m)
The living room has UPVC double-glazed windows to the front and rear elevations, carpeted flooring, a radiator and a recessed chimney breast with a gas burner and tiled hearth.

Kitchen Diner

19'9" x 23'11" (6.02m x 7.29m)
The kitchen diner has a range of Howdens fitted shaker style base and wall units with worktops and breakfast bar, an integrated double oven, dishwasher, washer/dryer and fridge-freezer, an electric hob with an extractor hood, a sink and a half with a drainer and a swan neck mixer tap, herringbone LVT flooring, a radiator, space for a dining table set, recessed spotlights, UPVC double-glazed windows to the front and side elevations and a UPVC single door providing access out to the garden.

FIRST FLOOR

Landing

6'9" x 5'6" (2.06m x 1.68m)
The landing has carpeted flooring, a built-in cupboard, access into the partially boarded loft and provides access to the first floor accommodation.

Master Bedroom

12'5" x 11'8" (3.80m x 3.56m)
The main bedroom has UPVC double-glazed windows to the front and rear elevations, carpeted flooring and a radiator.

Bedroom Two

9'7" x 9'5" (2.93m x 2.88m)
The second bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring and a radiator.

Bedroom Three

11'11" x 9'7" (3.64m x 2.93m)
The third bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring and a radiator.

Bathroom

5'11" x 5'4" (1.81m x 1.63m)
The bathroom has a low level concealed flush W/C, a wash basin with storage, a fitted bath with a mains-fed over the head rainfall shower, a bi-folding glass shower screen, tiled flooring, a chrome heated towel rail, partially tiled walls, recessed spotlights and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a garden with a lawn and a concrete driveway.

Rear

To the rear of the property is a private garden with a hedge boundary, courtesy lighting, a patio, a lawn, new decking and a new shed.

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, most 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 – No
- Other Material Issues – No

DISCLAIMER

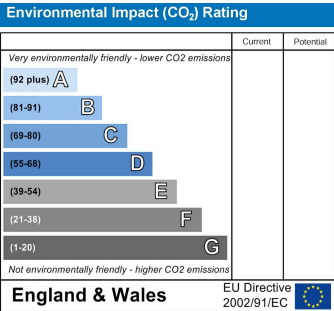
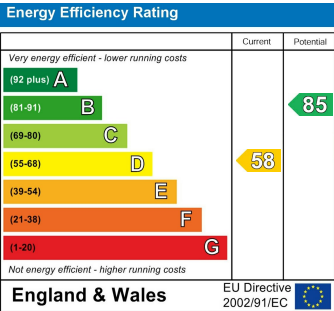
Council Tax Band Rating - Nottingham City Council - Band A
This information was obtained through the directgov website.
HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

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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