

HoldenCopley

PREPARE TO BE MOVED

Ridsdale Road, Sherwood Dales, Nottinghamshire NG5 3GP

Guide Price £400,000

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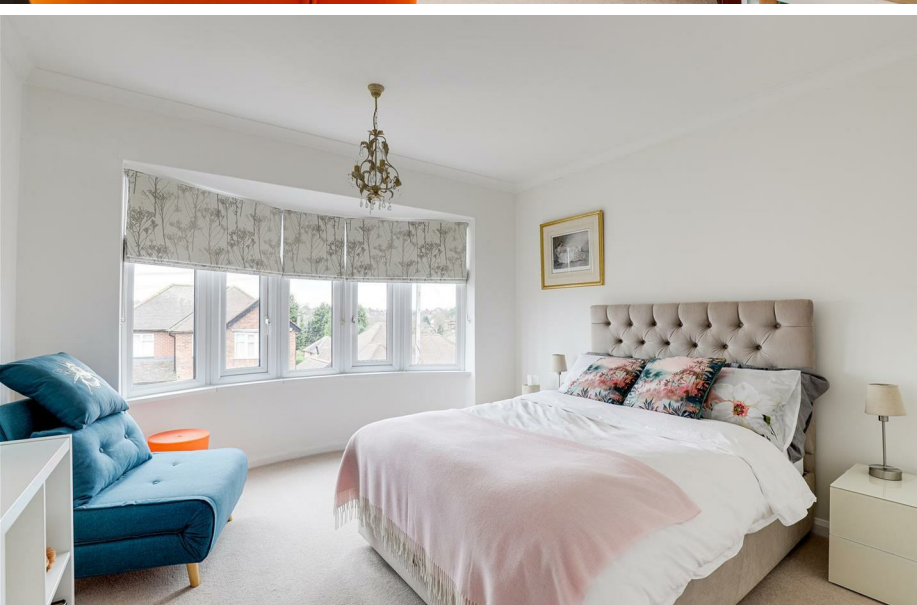
GUIDE PRICE £400,000 - £425,000

DETACHED FAMILY HOME...

This stunning three-bedroom detached house boasts an impressive and spacious layout, offering a perfect blend of comfort and style. Beautifully maintained throughout, it's perfectly suited for a family ready to move in and make it their own. Situated in a sought-after location, the property is just a stone's throw from a variety of local amenities, including shops, cafes, restaurants, excellent transport links, and highly regarded school catchments. The ground floor unfolds with an entrance hall that sets the tone for the bright and airy interiors. A bay-fronted living room bathes in natural light, creating a warm and inviting space for relaxation, while a separate sitting room offers a versatile retreat for family activities. The conservatory provides additional living space, seamlessly connecting indoor and outdoor areas. The heart of the home is the spacious fitted kitchen diner, perfect for family meals or entertaining guests, supported by a utility room for added convenience and a neatly tucked-away W/C. Ascending to the first floor, you'll discover three bedrooms. The master bedroom stands out with its impressive size, presenting the potential to be divided into an additional room if desired. The floor also features an en-suite for added privacy and a three-piece bathroom suite, along with access to a loft for extra storage. Externally, the property is equally impressive. The front offers ample parking with a block-paved driveway, a detached garage, and on-street permit parking. The west-facing rear garden is a private haven, featuring a patio area, a well-kept lawn, and a wooden shed. A decked area with a pergola provides the perfect spot for alfresco dining or unwinding on summer evenings. This property truly combines spacious living with thoughtful design and a location that caters to every need.

MUST BE VIEWED





- Detached Family Home
- Three Bedrooms
- Living Room & Sitting Room
- Fitted Kitchen Diner & Utility Room
- Conservatory
- Ground Floor W/C
- Three Piece Bathroom Suite & En-Suite
- Block Paved Driveway & Detached Garage
- West-Facing Private Enclosed Rear Garden
- Must Be Viewed





GROUND FLOOR

Entrance Hall

6’5" x 13’2" (1.97m x 4.02m)

The entrance hall has wood-effect flooring, carpeted stairs, an under the stairs cupboard, a radiator, a dado rail, coving and a single UPVC door providing access into the accommodation.

Living Room

11’5" x 12’7" (3.49m x 3.86m)

The living room has a UPVC double-glazed bay window to the front elevation, wood-effect flooring, a feature fireplace with a decorative surround and coving.

Sitting Room

11’8" x 2’5" (3.58m x 0.76m)

The sitting room has wood-effect flooring, a radiator, coving and open access into the dining room.

Dining Room

10’11" x 9’6" (3.34m x 2.91m)

The dining room has tiled flooring, a radiator, coving and sliding patio doors providing access into the conservatory.

Conservatory

10’9" x 9’3" (3.28m x 2.83m)

The conservatory has UPVC double-glazed windows to the side and rear elevations, wood-effect flooring, a radiator, wall-mounted light fixtures, a polycarbonate roof and UPVC double French doors providing access out to the garden.

Kitchen

8’7" x 10’11" (2.63m x 3.33m)

The kitchen has a range of fitted base and wall units with worktops, an integrated double oven, an electric hob with an extractor hood, a stainless steel sink with a drainer, tiled flooring, partially tiled walls, space for an American style fridge-freezer, coving, recessed spotlights, open access into the utility room and a UPVC double-glazed window to the rear elevation.

Utility Room

6’10" x 8’5" (2.09m x 2.58m)

The utility room has fitted base and wall units with worktops, space and plumbing for a washing machine and tumble dryer, a wall-mounted boiler, tiled flooring, a radiator, coving, recessed spotlights, a UPVC double-glazed window to the side elevation and a single UPVC door providing access out to the side of the property.

W/C

5’3" x 3’8" (1.62m x 1.14m)

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

FIRST FLOOR

Landing

9’0" x 6’4" (2.75m x 1.95m)

The landing has a UPVC double-glazed window to the side elevation, carpeted flooring, a dado rail, coving and provides access to the first floor accommodation.

Master Bedroom

10’9" x 23’7" (3.28m x 7.19m)

The main bedroom has a UPVC double-glazed window with bespoke fitted shutters to the rear elevation, wood-effect flooring, a radiator, a panelled feature wall, fitted wardrobes and drawers, coving and access into the en-suite.

En-Suite

6’10" x 10’11" (2.09m x 3.33m)

The en-suite has a low level flush W/C, a wash basin with fitted storage, a corner fitted shower enclosure with a mains-fed shower, wood-effect flooring, a chrome heated towel rail, partially tiled walls, fitted wardrobes, an electric shaving point, an extractor fan, recessed spotlights and a UPVC double-glazed obscure window to the rear elevation.

Bedroom Two

11’5" x 13’1" (3.50m x 3.99m)

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

Bedroom Three

5’4" x 6’6" (1.63m x 1.98m)

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

Bathroom

6’10" x 8’5" (2.10m x 2.58m)

The bathroom has a low level flush W/C, a pedestal wash basin, a fitted panelled bath

with a mains-fed shower, a glass shower screen, tiled flooring, partially tiled walls, a chrome heated towel rail, an electric shaving point, coving, recessed spotlights, access into the boarded loft via a drop down ladder and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front of the property is a walled pebbled garden with mature shrubs, courtesy lighting, a block paved driveway, a detached garage and a single wooden gate providing rear access.

Rear

To the rear is a west-facing private garden with a fence panelled boundary, courtesy lighting, an outdoor tap, a patio, a shed, a lawn, mature shrubs and trees, a raised planter and decking with a pergola.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media, CityFibre

Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed) 1000 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

Very 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 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:

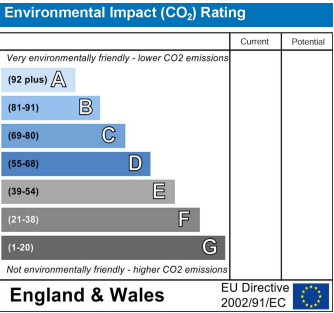
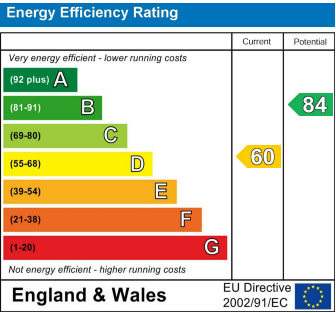
Property Tenure is Freehold

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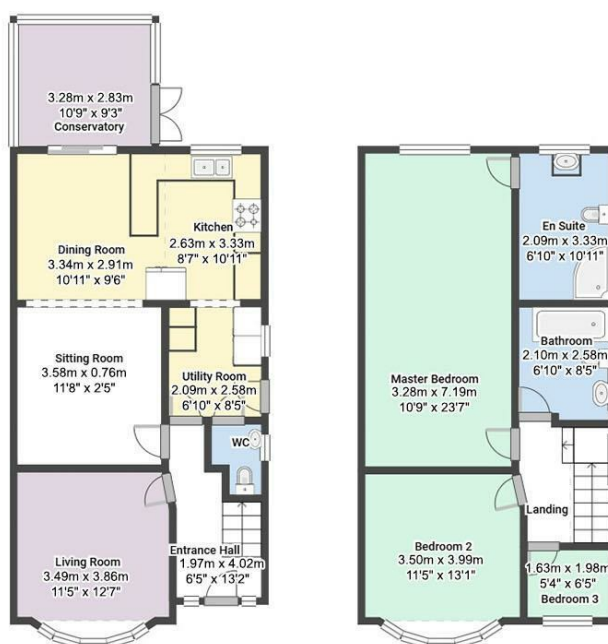
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or 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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0115 8969 800

26 High Street, Arnold, Nottinghamshire, NG5 7DZ

info@holdencopley.co.uk

www.holdencopley.co.uk

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