

HoldenCopley

PREPARE TO BE MOVED

Burlington Road, Sherwood, Nottinghamshire NG5 2GS

Guide Price £725,000 - £750,000

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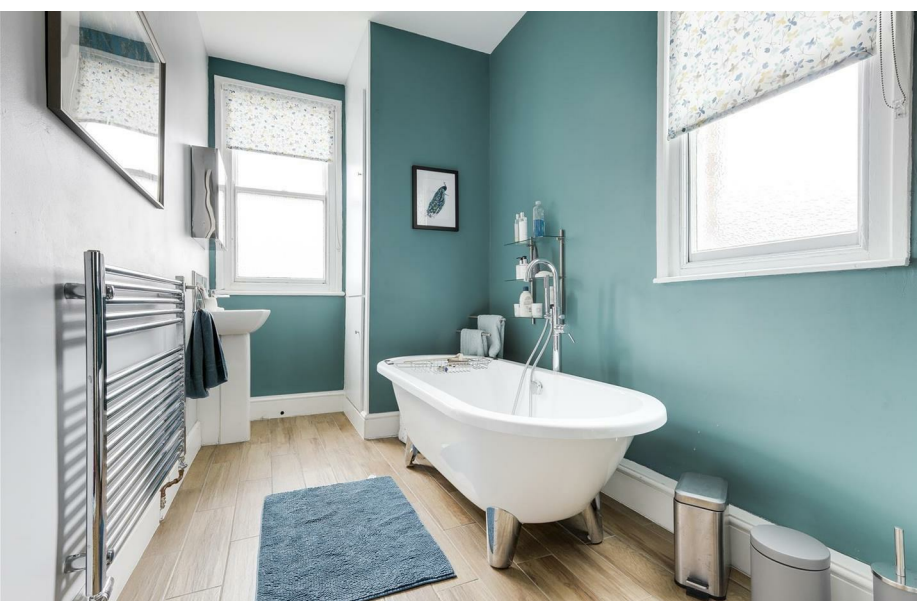
GUIDE PRICE £725,000 - £750,000

DETACHED FAMILY HOME...

This impressive period detached house is located in a quiet leafy turning, offering access to Sherwood's amenities and transport links. The Nottingham City Hospital and Woodthorpe Park are within walking distance. Spanning three floors of well-proportioned light-filled rooms, this home is ideal for the growing family. Upon entering, the welcoming hallway leads to a spacious living room, which features a striking fireplace, French-doors and beautiful bay windows. Adjacent to this is the dining room, which benefits from another charming bay window, overlooking the garden. The spacious fitted kitchen is thoughtfully designed, with the large island providing useful additional storage and worktop space. Leading off the kitchen is a spacious utility room, from which a convenient ground-floor W/C is accessed. Finally, the hallway also offers access to both the roomy integrated garage and useful cellar. Ascending to the first floor, we find a spacious landing, leading to the master bedroom, with dressing room and en-suite bathroom. On the same floor is a generous second double bedroom, with fitted wardrobes and a period fireplace. The first floor is completed by a large family bathroom. The second floor accommodates three further bedrooms, the smallest of which is currently being used as an office. The principal bedroom has fitted wardrobes and benefits from a private en-suite. The third bedroom is generously proportioned and benefits from Velux windows. Externally, there is a well-maintained garden, with a lawn and variety of mature shrubs in beds. A pathway leads to the rear of the garden, which has a paved patio area, fruit trees, raised planted borders and a steel pergola, with a dedicated seating space. These are complemented by a versatile outbuilding. Electric gates at the front of the property provide access to the garage and a two-car driveway.

MUST BE VIEWED





- Detached House
- Five Bedrooms
- Living Room
- Dining Room
- Fitted Kitchen & Utility Room
- Four-Piece Bathroom Suite & Ground Floor W/C
- Two En-Suites & A Dressing Room To The Master Bedroom
- Garage & Driveway
- Rear Garden
- Must Be Viewed





GROUND FLOOR

Wide Hallway

12'9" x 7'10" (3.90 x 2.41)

The wide hallway has reproduction Edwardian tiling flooring, carpeted stairs, a column radiator, coving to the ceiling, a single glazed stained glazed window to the front elevation, a door providing access into the accommodation, and access into the inner hall.

Inner Hallway

21'10" x 3'3" (6.67 x 1.00)

The inner hall has reproduction Edwardian tiling flooring, two single glazed windows to the rear elevation, a radiator, access into the garage, access to the cellar, and an original stained glass door.

Living Room

15'11" x 15'5" (4.86 x 4.71)

The living room has a double glazed bay sashed window to the front elevation, a recessed chimney breast alcove with a marble surround, tiled hearth and a wood burning stove, a fitted base unit, a TV point, a picture rail, coving to the ceiling, a ceiling rose, three column radiators, air conditioning, Herringbone bamboo flooring, and double glazed double French doors opening to the side elevation.

Dining Room

15'11" x 12'11" (4.86 x 3.96)

The dining room has a double glazed bay sashed window to the side elevation, two column radiators, a picture rail, coving to the ceiling, a ceiling rose, a reproduction Edwardian gas fireplace, and Herringbone bamboo flooring.

Kitchen

17'1" x 16'0" (5.21 x 4.88)

The kitchen has a range of fitted base and wall units with a mixture of wood and Porcelain worktops with a central island and breakfast bar, a Belfast sink with a mixer tap, space for a range cooker, space for an American fridge freezer, space and plumbing for a dishwasher, Vertical radiators, recessed spotlights, tiled splash back, laminate flooring, three single glazed sashed windows to the side elevations, and a double glazed door providing access to the garden.

Utility

12'2" x 7'11" (3.73 x 2.43)

The utility room has a range of fitted base and wall units with bamboo worktops, an under-mounted sink with a swan neck mixer tap, space and plumbing for a washing machine, space for tumble dryer, a radiator, tiled flooring, a double glazed windows to the rear elevation, and a double glazed door opening out to the rear garden.

W/C

7'9" x 3'2" (2.38 x 0.99)

This space has a low level flush W/C, a vanity-style wash basin, a radiator, and tiled flooring.

BASEMENT

Cellar

32'6" x 14'7" (9.93 x 4.47)

The cellar is split into two sections, lighting, electrics, and ample storage.

FIRST FLOOR

Landing

25'9" x 9'10".114'9" (7.86 x 3.35)

The landing has three UPVC original stained-glass windows to the side elevations, and access to the first floor accommodation.

Master Bedroom

12'11" x 12'5" (3.95 x 3.81)

The main bedroom has two single glazed wooden sashed windows to the side elevation, a wrought iron feature fire place, carpeted flooring, and access into the dressing room.

Dressing Room

10'3" x 9'0" (3.13 x 2.76)

The dressing room has two UPVC double glazed sashed windows to the side elevation, a radiator, a wrought iron feature fireplace, carpeted flooring, and access into the en-suite.

En-Suite

9'1" x 6'5" (2.78 x 1.98)

The en-suite has a Low level flush W/C, a pedestal wash basin, a shower enclosure with a wall-mounted rainfall and handheld shower fixture, a chrome heated towel rail, an extractor fan, and ceramic tiled flooring.

Bedroom Three

15'3" x 12'11" (4.67 x 3.96)

The third bedroom has two single glazed sashed window to the front elevation, a feature fireplace with a decorative surround, fitted wardrobes, a radiator, a picture rail, coving to the ceiling, air conditioning, and carpeted flooring.

Bathroom

16'0" x 6'4" (4.90 x 1.94)

The bathroom has two double glazed obscure sashed windows, a low level flush W/C with a wall-mounted shower hose, a pedestal wash basin, freestanding bath with a floor-mounted swan neck mixer tap and handheld shower fixture, a shower enclosure with a wall-mounted electric shower fixture, a chrome heated towel rail, an in-built cupboard, and ceramic tiled flooring.

SECOND FLOOR

Upper Landing

31'3" x 10'10" (9.54 x 3.31)

The upper landing has a UPVC double glazed window to the side elevation, an in-built storage cupboard, a radiator, carpeted flooring, access into the loft, and access to the second floor accommodation.

Bedroom Two

13'3" x 12'4" (4.06 x 3.77)

The second bedroom has a UPVC double glazed window to the rear elevation, a radiator, a wrought iron feature fireplace, fitted wardrobes, carpeted flooring, and access into the en-suite.

En-suite

9'2" x 4'0" (2.80 x 1.24)

The en-suite has a Velux window, a Low level flush W/C, a wall-mounted wash basin, a walk-in shower with a wall-mounted shower fixture, a chrome heated towel rail, and floor-to-ceiling ceramic tiling, and ceramic tiled flooring.

Bedroom Four

16'0" x 13'0" (4.89 x 3.97)

The fourth bedroom has a UPVC double glazed windows to the front elevation, two Velux windows, a wrought iron feature fireplace, a radiator, recessed spotlights, and carpeted flooring.

Bedroom Five

12'11" x 9'3" (3.96 x 2.83)

The fifth bedroom has a UPVC double glazed windows to the side elevation, and carpeted flooring.

OUTSIDE

To the outside of the property is courtesy lighting, a range of various planted shrubs, bushes and plants, a variety of fruit trees , apple, pear, fig, greengage, gooseberry, raspberry, black and red currant, a lawn to the side of the property with planted borders, an outside tap, a patio, raised planted borders, a steel Pergola with a patio seating area, access too the garage, and outbuilding.

Garage

20'8" x 10'11" (6.32 x 3.34)

The garage has tiled flooring, a single glazed window to the rear, a door providing access to the rear garden, a Velux window, lighting, electrics, and an electric door opening on to the electric gated driveway.

Outbuilding

10'9" x 7'7" (3.30 x 2.33)

The outbuilding has electric, tiled-effect flooring, a double glazed obscure window to the rear, and a UPVC door opening to the rear garden.

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 1800Mbps 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 E

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:

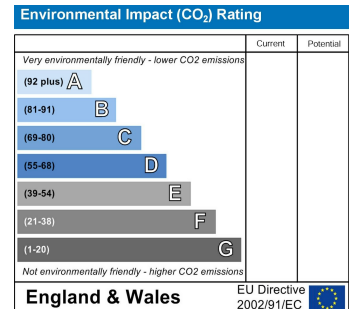
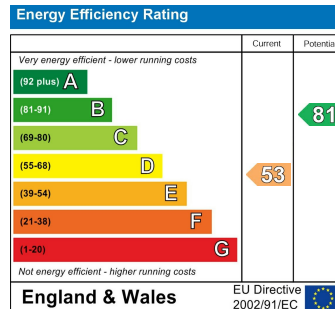
Property Tenure is Freehold

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 information will be confirmed by your solicitor via the management pack and Landlord pack where applicable. We strongly recommended that you contact your solicitor before entering into negotiations to confirm the accuracy of information.

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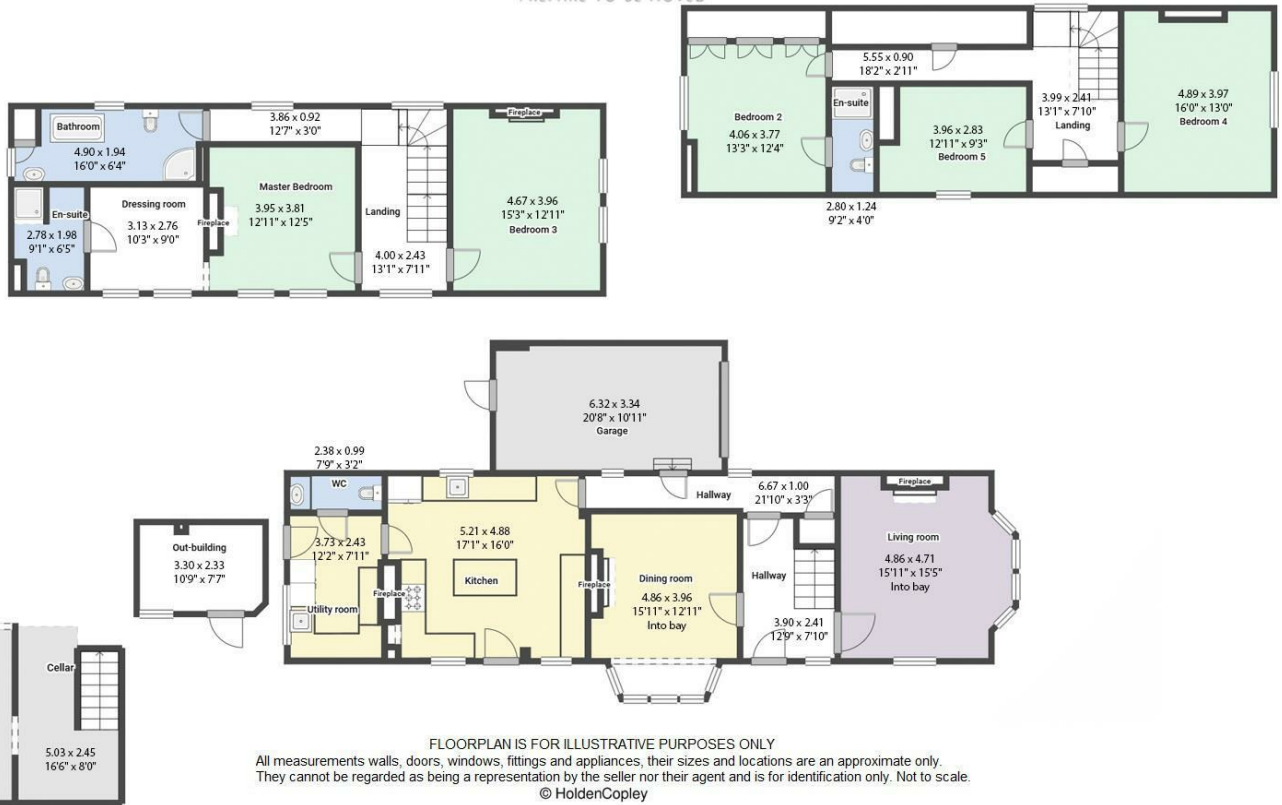
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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