

HoldenCopley

PREPARE TO BE MOVED

Caythorpe Crescent, Sherwood, Nottinghamshire NG5 3DL

Guide Price £240,000 - £250,000

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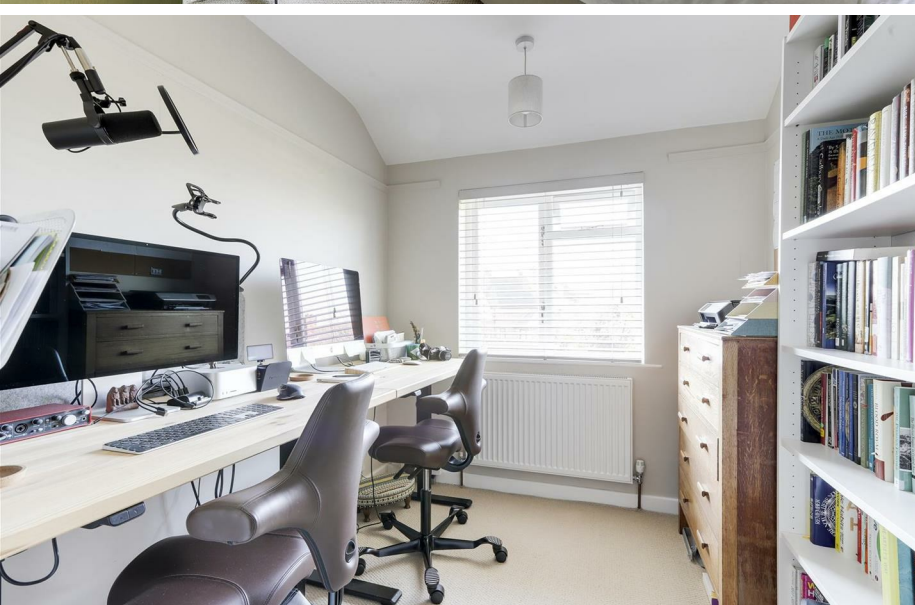
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IDEAL FOR FIRST-TIME BUYERS...

Perfectly positioned just a stone's throw from the vibrant heart of Sherwood, this delightful home offers easy access to an array of local amenities, independent shops, popular eateries, and excellent transport links into Nottingham City Centre. The ground floor welcomes you with an inviting entrance hall, leading into a spacious living room enhanced by a characterful bay front window. Adjacent is a separate dining room with direct access to the rear garden, ideal for entertaining or family meals, alongside a modern, well-appointed kitchen designed to meet all your culinary needs. Upstairs, the property offers two generously sized double bedrooms, a further single bedroom, and a stylish four-piece family bathroom suite, combining comfort with practicality. Externally, the front of the property benefits from a driveway providing off-road parking. To the rear, the garden offers a peaceful retreat with a patio seating area, a lawn, established plants and shrubs, and a charming summerhouse creating an ideal space to enjoy the outdoors.

MUST BE VIEWED!





- Semi-Detached House
- Three Bedrooms
- Two Reception Rooms
- Modern Kitchen
- Four-Piece Bathroom Suite
- Driveway
- Enclosed Rear Garden
- Well-Presented Throughout
- Popular Location
- Must Be Viewed





GROUND FLOOR

Porch

5'11" x 2'6" (1.81 x 0.77)

The porch has tiled flooring, double-glazed windows to the front elevation and a single door providing access into the accommodation.

Hallway

11'2" x 6'2" (3.41 x 1.88)

The hallway has tiled flooring, carpeted stairs, a radiator, obscure stained-glass windows to the the front elevation and a single door providing access from the porch.

Living Room

11'10" x 11'10" (3.63 x 3.62)

The living room has original wood flooring, a radiator, a picture rail, a traditional fireplace with a decorative mantelpiece, fitted shelves and storage cupboards and a double-glazed bay window with fitted shutters to the front elevation.

Dining Room

14'4" x 11'1" (4.37 x 3.38)

The dining room has original wood flooring, a radiator, a picture rail, a recessed chimney breast alcove, fitted shelves, a fitted display unit, two double-glazed windows to the rear elevation and a single door providing access to the rear garden.

Kitchen

11'8" x 7'0" (3.58 x 2.15)

The kitchen has a range of fitted base and wall units with wooden worktops, a Belfast-style sink with a swan neck mixer tap, an integrated oven & gas hob, a freestanding washing machine and fridge freezer, partially tiled walls, an in-built storage cupboard, tiled walls, two double-glazed windows to the side elevation and a single door providing access to the rear garden.

FIRST FLOOR

Landing

The landing has carpeted flooring, an obscure stained-glass window to the side elevation, access to the first floor accommdation and access to the loft.

Master Bedroom

13'5" x 12'5" (4.10 x 3.79)

The main bedroom has carpeted flooring, a radiator, a picture rail, a traditional fireplace, a double-glazed window to the front elevation.

Bedroom Two

12'5" x 11'0" (3.79 x 3.36)

The second bedroom has carpeted flooring, a radiator, a picture rail, a traditional fireplace, fitted wardrobes, a double-glazed window to the rear elevation.

Bedroom Three

10'2" x 7'5" (3.10 x 2.28)

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

Bathroom

9'6" x 5'10" (2.90 x 1.80)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a freestanding double-ended bath with central taps, a shower enclosure with a shower fixture, a heated towel rail, a tiled splash back, original wood flooring and two double-glazed obscure windows to the side and rear elevations.

OUTSIDE

Front

To the front of the property is a driveway providing off-road parking, access to the rear, bike storage, a range of shrubs and fence panelling boundaries.

Rear

To the rear is an enclosed garden with a concrete patio area, a lawn, a range of established plants and shrubs, a summer house and fence panelling boundaries.

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 Broadband available with the highest download speed at 1800Mbps & Highest upload speed at 220Mbps

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

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 B

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.

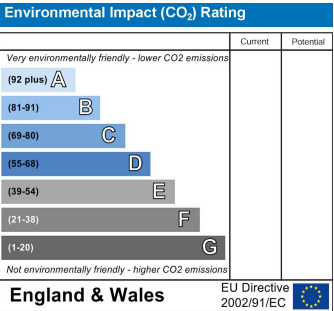
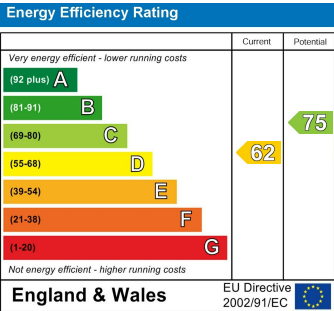
The vendor has advised the following:

Property Tenure is Freehold

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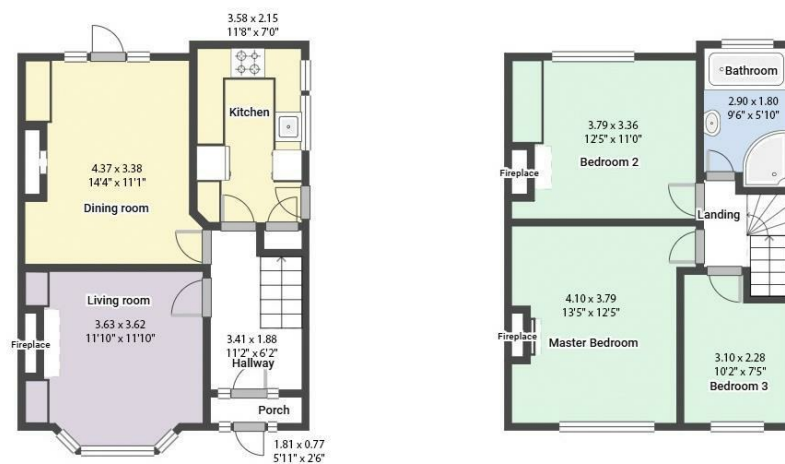
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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