

HoldenCopley

PREPARE TO BE MOVED

Burlington Road, Sherwood, Nottinghamshire NG5 2GR

Offers Over £625,000 - £625,000

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BURSTING WITH CHARACTER...

Situated within the highly regarded area of Sherwood, this exceptional property presents an elegant and inviting family home. With its impressive architectural design, well-proportioned rooms, a range of original features, and desirable location, this residence offers a truly captivating living experience. Upon entering the property, you are welcomed by a grand entrance hall that exudes charm and character. The tastefully decorated interiors and high-quality finishes throughout create an atmosphere of sophistication and warmth. The ground floor features a spacious and inviting living room, adorned with large original windows that allow an abundance of natural light to illuminate the space. This room offers a comfortable setting for relaxation and entertaining guests. Adjacent to the living room, you will find a delightful dining area, perfect for hosting intimate dinners or larger gatherings. The well-appointed kitchen is a chef's dream, boasting modern fixtures and ample storage space making it a delightful space to create culinary masterpieces. The first floor of the property is home to three generously-sized bedrooms, each offering a tranquil retreat and are serviced by a bathroom suite featuring a freestanding bath and separate W/C. Upstairs to the renovated second floor there are an additional two double bedrooms, which are serviced by a stylish three-piece bathroom suite and a useful eaves storage space. At the front of the property, there is a driveway that offers off-road parking for two cars. Moving towards the back, you will find a charming, well-kept south-facing garden with a block-paved patio area, a brick-built outhouse, and a beautiful lawn.

MUST BE VIEWED





- Well-Insulated Semi-Detached House
- Five Double Bedrooms
- Two Reception Rooms
- Modern Fitted Kitchen diner
- Large Cellar Split Into Four Sections
- Two Stylish Bathrooms (One With W/C) & Two Self-Contained W/C's
- Ample Storage Space
- South-Facing Generous-Sized Garden
- Off-Road Parking
- New & Original Features Throughout





GROUND FLOOR

Porch

The porch has tiled flooring and double doors with a stained-glass fanlight window providing access into the accommodation.

Entrance Hall

The entrance hall has wooden flooring, coving to the ceiling, a decorative ceiling arch, a column radiator, stained-glass windows and a single wooden door with stained-glass inserts to the front elevation.

Living Room

16'3" into bay x 13'10" (4.96m into bay x 4.24m)

The living room has wooden flooring, coving to the ceiling, a recessed alcove with a feature fireplace with a decorative wooden mantelpiece, two column radiators and an original sash bay window to the front elevation.

Family Room

13'9" x 12'4" (4.21m x 3.78m)

The family room has wooden flooring, coving to the ceiling, a picture rail, a cast iron feature fireplace with a decorative surround, two column radiators and two original sash windows to the side and the rear elevations.

Hall

This space has wooden flooring and access to the cellar.

W/C

4'11" x 4'10" (1.50m x 1.49m)

This space has a low-level flush W/C, a vanity-style wash basin with storage cupboards, partially tiled walls, wooden flooring, a radiator and an obscure sash window to the side elevation.

Kitchen

20'4" x 11'10" (6.20m x 3.63m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel double bowl sink with a swan neck mixer tap, two integrated ovens, a five-ring gas hob with an extractor hood, partially tiled walls, space and plumbing for a dishwasher and a washing machine, space for an American-style fridge/freezer, a vertical radiator, wooden flooring, a recently-fitted combi-boiler (approx 18 months old), original sash windows to the side and rear elevations and a single UPVC door providing access to the rear garden.

BASEMENT LEVEL

Cellar Hall

This space has a radiator and provides access to each cellar rooms.

Cellar One

13'10" x 12'4" (4.23m x 3.77m)

This space has a radiator and two windows.

Cellar Two

13'10" x 5'9" (4.23m x 1.76m)

This space has a radiator and a panel window.

Cellar Three

13'10" x 9'1" (4.23m x 2.79m)

This space has a radiator, a fitted worktop and a panel window.

FIRST FLOOR

Landing

The landing has carpeted flooring, a radiator, an original leaded-light window and provides access to the first floor accommodation.

Bedroom One

19'3" into bay x 16'6" (5.88m into bay x 5.05m)

The first bedroom has an original sash bay window and a further original sash window to the front elevation, carpeted flooring, coving to the ceiling, an open fireplace with a decorative surround and two column radiators.

Bedroom Two

13'9" x 12'5" (4.21m x 3.80m)

The second bedroom has a double-glazed window to the rear elevation, carpeted flooring, an original open fireplace and a column radiator.

W/C

6'1" x 2'10" (1.87m x 0.87m)

This space has a low level dual flush W/C, a wall-mounted wash basin, carpeted flooring and an obscure sash window to the side elevation.

Bathroom

7'8" x 7'5" (2.35m x 2.27m)

The bathroom has a period-style pedestal wash basin, a corner fitted shower enclosure with an overhead rainfall shower and a handheld shower head, a freestanding cast iron bath with a handheld shower head and claw feet, vinyl flooring, fully tiled walls, a chrome heated towel rail, coving to the ceiling, recessed spotlights and an obscure sash window to the side elevation.

Bedroom Three

11'11" x 11'4" (3.65m x 3.47m)

The third bedroom has a double-glazed window to the rear elevation, carpeted flooring, an original open fireplace and a radiator.

SECOND FLOOR

Upper Landing

The upper landing has carpeted flooring, a Velux window, access to the eaves storage and access to the second floor accommodation.

Bedroom Four

13'7" x 12'2" (4.15m x 3.72m)

The fourth bedroom has an original sash window to the side elevation, UPVC double-glazed window to rear elevation, carpeted flooring, a radiator and an original open fireplace

Bedroom Five

12'9" x 11'2" (3.90m x 3.42m)

The fifth bedroom has two original sash windows to the front and side elevation, carpeted flooring, an original open fireplace and a radiator

Bathroom

8'0" x 7'2" (2.44m x 2.19m)

The bathroom has a concealed dual flush W/C, a countertop wash basin, a corner fitted shower enclosure with an overhead rainfall shower head and a wall-mounted fixtures, a chrome heated towel rail, wooden flooring, an eaves storage cupboard, partially tiled walls, recessed spotlights and a sash window to the front elevation

Eaves Storage

25'11" x 7'6" (7.90m x 2.31m)

This space is fully boarded with boarded insulation to the roof side and has an exposed brick wall, an exposed beam on the wall, lighting, and offers generous storage space

OUTSIDE

Front

To the front of the property is a block-paved driveway providing off-road parking for two cars, double gated access to the rear garden and a stone-brick built boundary wall

Rear

To the rear of the property is a private enclosed south-facing garden with a block-paved patio area, a brick-built outhouse, courtesy lighting, external power sockets, an outdoor tap, a lawn, a range of mature trees, plants and shrubs, a vegetable growing plot, a shed and hedged borders

ADDITIONAL INFORMATION

Broadband Networks – Openreach, Virgin Media

Broadband Speed – Ultrafast available - 1800 Mbps (download) 220 Mbps (upload)

Phone Signal – Good 4G / 5G coverage

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years+

Flood Risk Area - Very low risk

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.

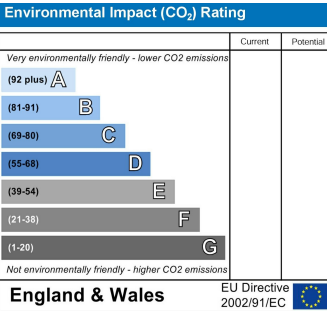
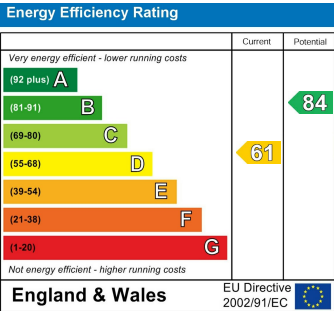
The vendor has advised the following:

Property Tenure is Freehold

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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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