

HoldenCopley

PREPARE TO BE MOVED

Alderton Road, Sherwood, Nottinghamshire NG5 6DX

Guide Price £220,000 - £240,000

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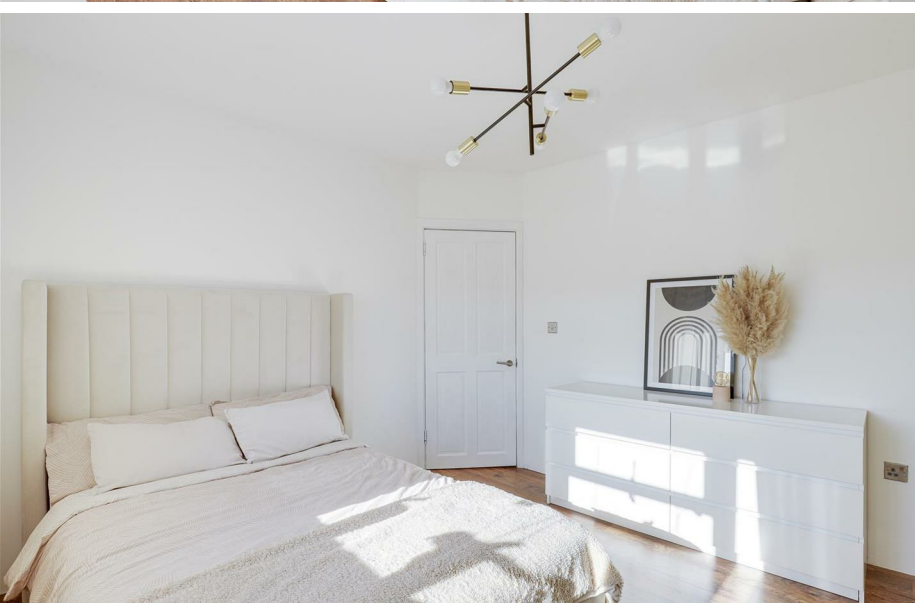
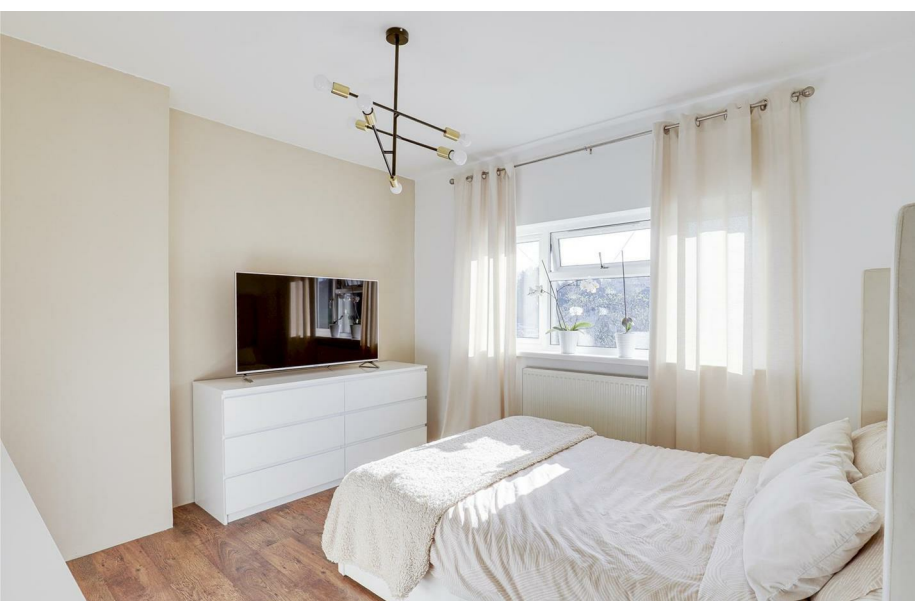
GUIDE PRICE £220,000-£230,000

MODERN FAMILY HOME...

Nestled in a popular residential area of Sherwood, this beautifully modernised and renovated 1930s semi-detached home seamlessly combines period character with modern convenience, ideally situated close to local amenities, including schools, shops, and parks. The ground floor boasts a generously sized living room, with ample space to incorporate a dining area, creating a versatile and welcoming space. The modern fitted kitchen is both stylish and functional, complemented by a convenient W/C and a sleek shower room featuring a wet-room-style shower. Upstairs, the first floor hosts three well-proportioned double bedrooms, each offering a comfortable and airy feel, with access leading to a loft room for additional storage or potential use. Outside, the front of the property benefits from a spacious driveway with multiple parking spaces, alongside a garage for extra convenience. The rear garden features a great-sized and well-maintained lawned area and a patio seating space, all enclosed by hedge boundaries ensuring privacy.

MUST BE VIEWED





- Semi-Detached House
- Three Double Bedrooms
- Spacious Living/Dining Room
- Modern Fitted Kitchen
- Separate Shower Room & W/C
- Loft Room
- Well Maintained Throughout
- Off-Street Parking & Garage
- Residential Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

11*2" x 5*11" (3.42m x 1.82m)

The entrance hall has wood effect flooring, recessed spotlights, a UPVC double-glazed window to the side elevation, a single composite door providing access into the accommodation.

W/C

4*2" x 2*3" (1.28m x 0.69m)

This space has a concealed low level flush W/C, a countertop wash basin with storage, tiled flooring and walls, recessed spotlights, and a UPVC double-glazed window to the side elevation.

Living Room

20*2" x 11*1" (6.16m x 3.38m)

The living room has wood-effect flooring, fitted storage cupboards with space for an American style fridge freezer, space for a dining table, a TV-point, a UPVC double-glazed window to the front elevation, and a full height UPVC double-glazed window to the rear elevation.

Kitchen

9*3" x 5*6" (2.82m x 1.69m)

The kitchen has fitted gloss base and wall units, a sink with a swan neck mixer tap, an integrated electric hob with an extractor fan, an integrated oven, tiled flooring and walls, UPVC double-glazed windows to the rear and side elevation, and a UPVC double-glazed door leading out to the rear garden.

Bathroom

5*10" x 4*6" (1.79m x 1.39m)

This bathroom has a countertop wash basin with storage, a wet-room style shower enclosure with a wall-mounted rainfall and handheld shower fixture, tiled flooring and walls, a chrome heated towel rail, recessed spotlights, and a UPVC double-glazed window to the side elevation.

FIRST FLOOR

Landing

7*11" x 5*1" (2.42m x 1.55m)

The landing has wood-effect flooring, recessed spotlights, a UPVC double-glazed window to the side elevation, access to the loft room, and provides access to the first floor accommodation.

Master Bedroom

11*3" x 10*9" (3.45m x 3.30m)

The main bedroom has wood-effect flooring, a radiator, and a UPVC double-glazed window to the front elevation.

Bedroom Two

9*7" x 9*1" (2.93m x 2.78m)

The second bedroom has wood-effect flooring, a radiator, and a UPVC double-glazed window to the rear elevation.

Bedroom Three

9*8" x 8*0" (2.95m x 2.44m)

The third bedroom has wood-effect flooring, a radiator, and a UPVC double-glazed window to the side elevation.

Loft Room

16*11" x 6*11" (5.16m x 2.13m)

Garage

26*8" x 10*5" (8.14m x 3.19m)

OUTSIDE

Front

To the front of the property is a driveway providing parking for multiple cars, a garage, and a gravelled area.

Rear

To the rear of the property is a private enclosed garden with a well-maintained lawn, a paved patio seating area, and hedge boundaries.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

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

1000 Mbps (Highest available upload speed)

Phone Signal – Some 5G and all 4G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Medium risk of surface water flooding

Very low risk of rivers and seas 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.

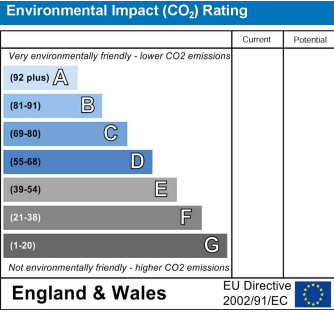
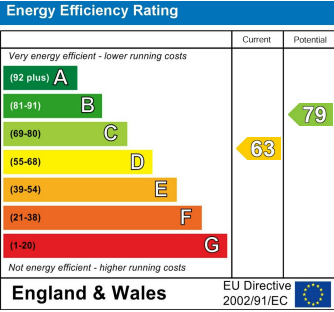
The vendor has advised the following:

Property Tenure is Freehold.

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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 licence 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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