

# HoldenCopley

PREPARE TO BE MOVED

Haydn Road, Sherwood, Nottinghamshire NG5 IEA

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Asking Price £350,000



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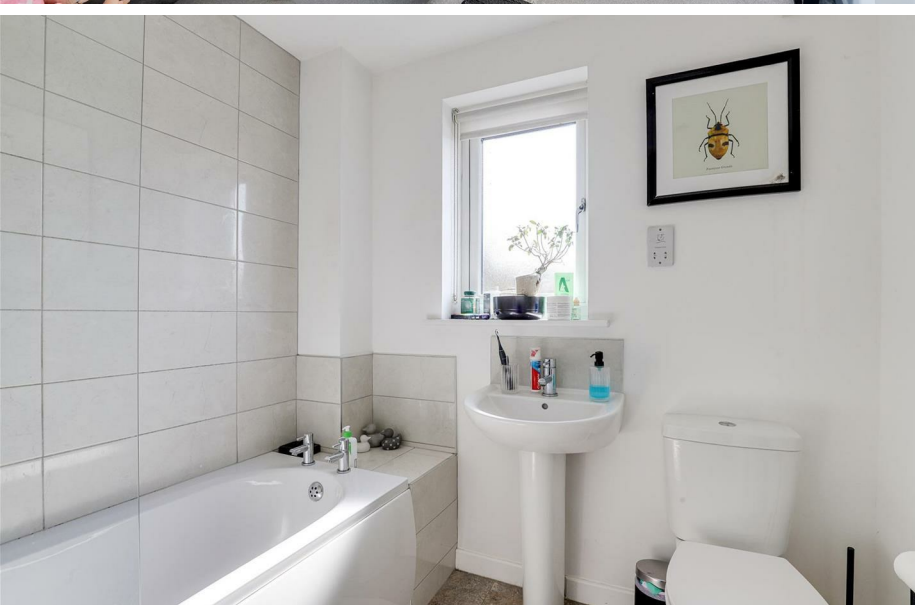
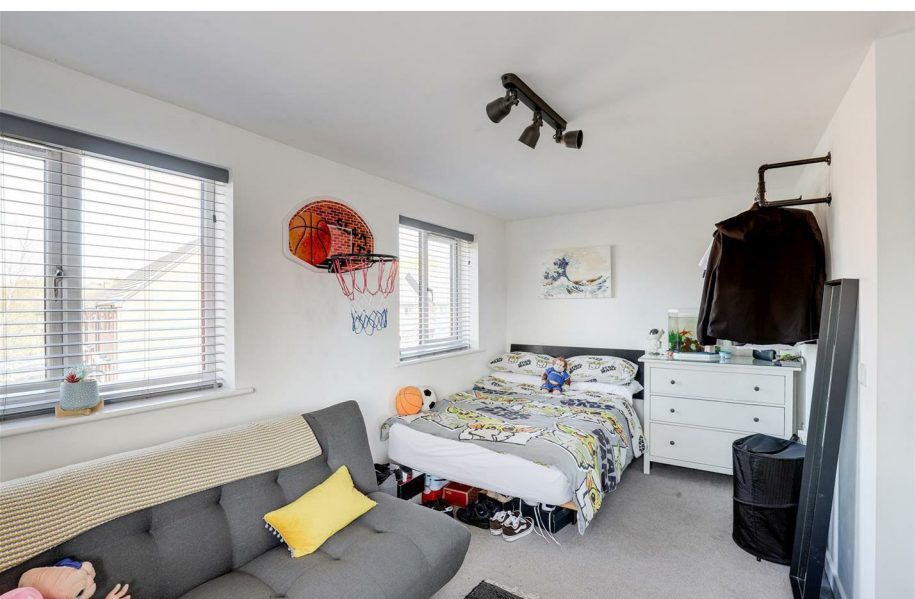
## SPACIOUS FAMILY HOME...

This five-bedroom end-townhouse offers a spacious and modern living environment, perfect for families seeking a well-presented home in a popular location. Positioned just a short distance from Sherwood High Street, the property benefits from easy access to a variety of local amenities, great schools, the City Hospital, and convenient transport links into Nottingham City Centre. Upon entering, the ground floor welcomes you with an entrance hall that leads into a bright and spacious reception room with open-plan access to a stylish kitchen diner, ideal for cooking, entertaining, and everyday family life. A convenient W/C completes the ground floor. The first floor hosts two double bedrooms, one of which features a Juliet balcony, along with a separate contemporary three-piece bathroom suite. The top floor comprises a further two double bedrooms and a comfortable single bedroom. The main bedroom is a standout feature, boasting dual Juliet balconies that flood the room with natural light and access to a modern en-suite. Externally, the property offers access to on-street permit parking at the front. To the rear is a beautifully landscaped garden with a decked seating area, gravel sections bordered by mature plants and shrubs, an EV charging point, and gated access to two allocated off-road parking spaces.

MUST BE VIEWED!







- End-Townhouse
- Five Bedrooms
- Spacious Reception Room
- Modern Kitchen Diner
- Ground Floor W/C
- Stylish En-Suite & Family Bathroom
- Off-Road Parking
- Landscaped Rear Garden
- Popular Location
- Must Be Viewed











GROUND FLOOR

Entrance Hall

16'11" x 3'5" (5.18m x 1.05m)

The entrance hall has laminate wood-effect flooring, carpeted stairs, a radiator, an in-built storage cupboard and a single composite door providing access into the accommodation.

W/C

6'9" x 3'1" (2.08m x 0.94m)

This space has a low level dual flush W/C, a wash basin with a mixer tap, a radiator, laminate wood-effect flooring, recessed spotlights and an extractor fan.

Living Room

15'11" x 12'0" (4.87m x 3.68m)

The living room has laminate wood-effect flooring, a radiator, open-plan access to the kitchen diner, two UPVC double-glazed windows the side and rear elevation and a single UPVC door providing access to the rear garden.

Kitchen Diner

17'5" x 8'6" (5.33m x 2.61m)

The kitchen diner has a range of fitted base and wall units with worktops, a composite sink and a half with a drainer and a swan neck mixer tap, and integrated oven, a gas hob, an extractor fan, space and plumbing for a washing machine and American fridge freezer, partially tiled walls, recessed spotlights, a radiator, laminate wood-effect flooring and two UPVC double-glazed windows to the side and front elevation.

FIRST FLOOR

Landing

13'4" x 7'0" (4.08m x 2.14m)

The landing has carpeted flooring, a radiator, an in-built storage cupboard and access to the first floor accommodation.

Bedroom Two

16'11" max x 8'6" (5.18m max x 2.61m)

The second bedroom has laminate wood-effect flooring, a UPVC double-glazed window to the front elevation and double French doors opening to a Juliet balcony.

Bedroom Three

15'11" max x 12'0" (4.86m max x 3.68m)

The third bedroom has carpeted flooring and three UPVC double-glazed windows to the side and rear elevations.

Bathroom

6'11" x 6'9" (2.13m x 2.07m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath with a shower fixture, partially tiled walls, a wall-mounted shaving point, a radiator, recessed spotlights, an extractor fan, vinyl flooring and a UPVC double-glazed obscure window to the front elevation.

SECOND FLOOR

Landing

6'11" x 3'2" (2.13m x 0.99m)

The landing has carpeted flooring and access to the second floor accommodation.

Master Bedroom

16'10" max x 12'5" (5.15m max x 3.80m)

The main bedroom has carpeted flooring, a radiator, access to the en-suite and two double French doors opening out to a Juliet balcony.

En-Suite

6'10" x 6'9" (2.09m x 2.06m)

The en-suite has a low level dual flush W/C, a pedestal wash basin, a panelled bath with a shower fixture, partially tiled walls, a wall-mounted shaving point, a radiator, recessed spotlights, an extractor fan, vinyl flooring and a UPVC double-glazed obscure window to the front elevation.

Bedroom Four

12'1" max x 8'6" (3.69m max x 2.60m)

The fourth bedroom has carpeted flooring, a radiator, recessed spotlights, access to the loft, fitted shelving and two UPVC double-glazed windows to the side and rear elevations.

Bedroom Five

8'5" x 7'1" (2.59m x 2.18m)

The fifth bedroom has carpeted flooring, fitted shelving and a UPVC double-glazed window to the rear elevation.

OUTSIDE

Front

To the front of the property is access to on-street permit parking and a side garden with plants and shrubs.

Rear

To the rear of the property is an enclosed landscaped garden with a decked seating area, a gravel area bordered by a variety of plants and shrubs, a shed, an EV charging point, fence panelling boundaries and gated access an allocated parking spaces.

DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band G

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

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

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.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach

Broadband Speed - Superfast Broadband available with the highest download speed at 32Mbps & Highest upload speed at 6Mbps

Phone Signal – Good coverage of Voice, 3G & 4G

Sewage – Mains Supply

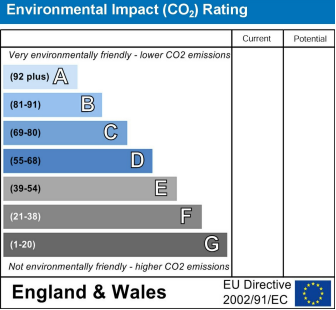
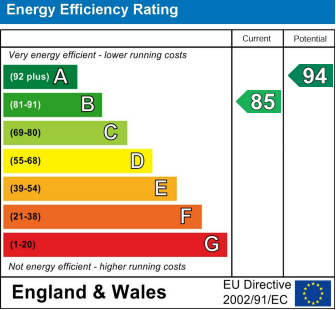
Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No



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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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