

HoldenCopley

PREPARE TO BE MOVED

Weaving Gardens, Sherwood, Nottinghamshire NG5 3JH

Guide Price £320,000 - £330,000

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SEMI-DETACHED FAMILY HOME IN PRIME LOCATION...

This four-bedroom semi-detached home is beautifully presented and offers generous living space across three well-designed floors—perfect for families seeking a move-in-ready property. Nestled in a popular and conveniently located area, it enjoys easy access to local amenities, excellent transport links, and great schools, all just a short distance from the city centre. The ground floor welcomes you with an entrance hall, a handy W/C, a sleek modern kitchen diner, and a bright living room with French doors that open onto the rear garden. There's also the added benefit of a garage. Upstairs, the first floor hosts two generous double bedrooms and a contemporary three piece family bathroom. The top floor features two additional double bedrooms, including a master suite complete with an en-suite bathroom and loft access. Outside, the front of the property boasts a private driveway with additional on-street permit parking, while the rear garden offers a peaceful retreat with a patio area, well-maintained lawn, and mature shrubs and trees. This exceptional home perfectly combines space, style, and location—offering the ideal setting for modern family living.

MUST BE VIEWED





- Semi-Detached House
- Four Double Bedrooms
- Modern Fitted Kitchen-Diner
- Spacious Reception Room
- Ground Floor W/C
- Three Piece Bathroom Suite & En-Suite
- Off-Road Parking & Garage
- Private Enclosed Rear Garden
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

17'5" x 5'0" (max) (5.31m x 1.54m (max))

The entrance hall has carpeted flooring and stairs, a radiator and a single composite door providing access into the accommodation.

W/C

4'8" x 3'10" (1.44m x 1.19m)

This space has a low level flush W/C, a pedestal wash basin with a tiled splashback, herringbone flooring, a radiator, recessed spotlights and an extractor fan.

Kitchen-Diner

13'10" x 11'6" (max) (4.23m x 3.52m (max))

The kitchen-diner has a range of fitted base and wall units with worktops and a tiled splashback, an integrated oven, dishwasher and washing machine, a hob, a stainless steel sink with a drainer, herringbone flooring, two radiators, space for a dining table, an extractor fan and a UPVC double-glazed window to the front elevation.

Living Room

16'8" x 11'5" (max) (5.09m x 3.50m (max))

The living room has carpeted flooring, two radiators, a TV point and UPVC double French doors providing access out to the garden.

Garage

20'4" x 10'0" (max) (6.21m x 3.07m (max))

The garage has lighting and an up and over garage door.

FIRST FLOOR

Landing

10'10" x 6'9" (max) (3.32m x 2.07m (max))

The landing has carpeted flooring, a radiator and provides access to the first floor accommodation.

Bedroom Two

11'7" x 11'1" (3.54m x 3.38m)

The second bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator and a fitted floor to ceiling wardrobe.

Bedroom Three

11'7" x 10'8" (max) (3.55m x 3.27m (max))

The third bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring and a radiator.

Bathroom

10'9" x 6'4" (max) (3.28m x 1.94m (max))

The bathroom has a low level flush W/C, a pedestal wash basin with a tiled splashback, a fitted panelled bath with a mains-fed shower and a glass shower screen, tiled flooring, a radiator, partially tiled walls, recessed spotlights, an extractor fan and a UPVC double-glazed window to the front elevation.

SECOND FLOOR

Landing

8'3" x 6'0" (max) (2.54m x 1.84m (max))

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

Master Bedroom

14'1" x 11'7" (max) (4.30m x 3.55m (max))

The main bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator and access into the loft and en-suite.

En-Suite

9'1" x 3'0" (max) (2.78m x 0.92m (max))

The en-suite has a low level flush W/C, a pedestal wash basin with a tiled splashback, a fitted shower enclosure with a mains-fed over the head rainfall shower and a hand-held shower, tiled flooring, a radiator, partially tiled walls, recessed spotlights and an extractor fan.

Bedroom Four

11'7" x 11'1" (max) (3.54m x 3.39m (max))

The fourth bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring and a radiator.

OUTSIDE

Front

To the front is a driveway, permit on street parking and a single wooden gate providing rear access.

Rear

To the rear is a private garden with a fence panelled boundary, a patio, a lawn and mature shrubs and trees.

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 – All 4G & 5G & some 3G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band C

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

Service Charge in the year marketing commenced (£PA): £208.56

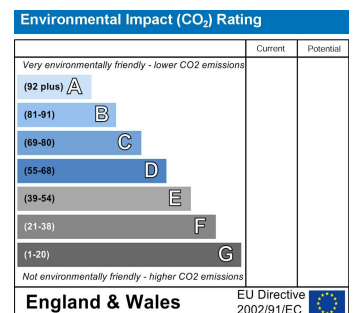
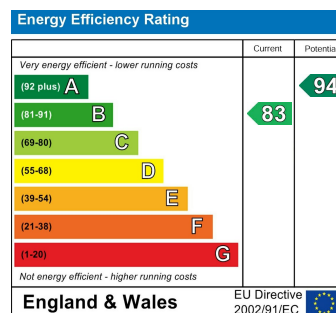
The information regarding service charge has been obtained from the vendor.

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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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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