

HoldenCopley

PREPARE TO BE MOVED

Edwards Lane, Sherwood, Nottinghamshire NG5 3HU

£500,000

Edwards Lane, Sherwood, Nottinghamshire NG5 3HU

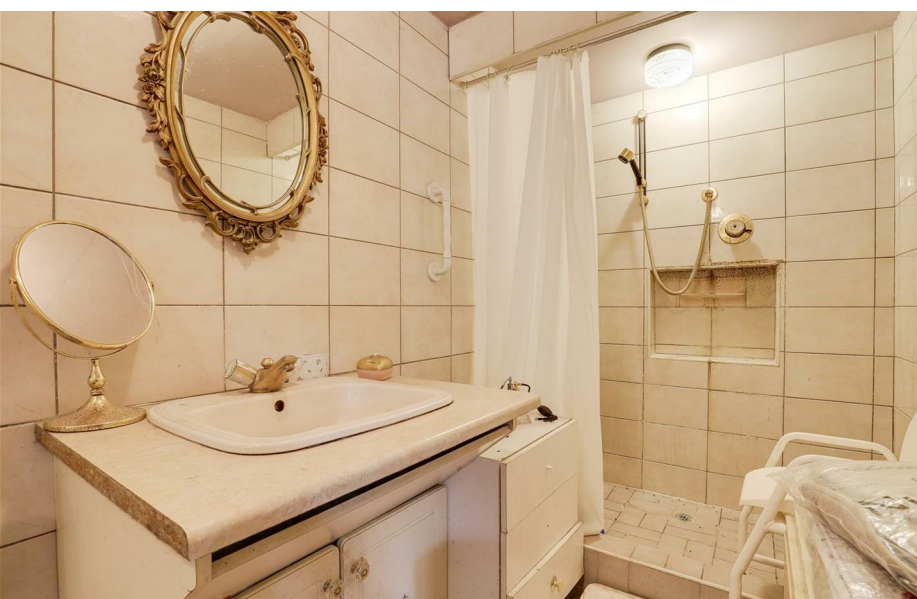


CHARMING DETACHED BUNGALOW...

Situated on a private plot set back from a main road, this characterful detached bungalow offers a rare opportunity to acquire a truly individual property bursting with original period features and timeless charm. Perfectly suited for those looking for a unique home with space and personality, this residence blends generous accommodation with traditional design throughout. Internally, you are greeted by a porch leading into a spacious entrance hall enhanced by a striking arched door and warm character touches. The expansive living room is flooded with natural light from multiple bay and full-height windows, and features ornate ceiling roses, decorative corning, wall lights, and a fireplace with marble inset and decorative surround. The separate dining room exudes charm with exposed beams, stained-glass doors, and fitted storage. The kitchen combines practicality with traditional style, offering ample workspace, dual sinks, space for appliances, and a feature arched stable-style door providing outdoor access. Additional ground floor spaces include a spacious bathroom with wood-panelled features, a separate WC and three large double bedrooms. The main bedroom benefits from access to an en-suite wet room. Set within a private, well-maintained plot, the external grounds are equally impressive. A secure wrap-around garden features an electric gated driveway with parking for up to six cars, a garage, and a three-tiered ornamental water fountain. Additional highlights include a large summer house, external lighting, and a combination of hedged and fenced borders, ensuring both privacy and curb appeal. This property perfectly balances character, comfort, and space in a desirable location.

MUST BE VIEWED





- Substantial Detached Bungalow
- Three Double Bedrooms
- Two Spacious Reception Rooms
- Fitted Kitchen
- Four-Piece Bathroom Suite & Additional WC
- En-Suite To Master Bedroom
- Electric-Gated Driveway For Approx 6 Cars
- Garage With Additional Storage Space Below
- Large Wrap-Around & Securely Fenced Private Gardens
- Popular Location





ACCOMMODATION

Porch

8'0" x 4'10" (2.44m x 1.48m)

The porch features quarry tile flooring, exposed brick walls, a wall-mounted light fixture, single-glazed windows, and double doors that lead into the main accommodation.

Entrance Hall

11'1" x 8'7" (3.40m x 2.62m)

The entrance hall benefits from carpeted flooring, two radiators, single-glazed internal and external windows, a built-in storage cupboard, ceiling coving, a wall-mounted security alarm panel, and a distinctive arched wooden door with a stained-glass insert, accessed through the porch.

Living Room

33'1" x 16'1" (10.09m x 4.91m)

The spacious living room features three single-glazed bay windows, three additional full-height windows, carpeted flooring, decorative cornicing, wall-mounted light fixtures, ceiling roses, and a traditional-style feature fireplace with an open fire, marble inset, and ornate mantelpiece. The room also includes three radiators and two arched niches with ornate backdrops and built-in display shelves.

Kitchen

15'5" x 8'1" (4.70m x 2.73m)

The kitchen is fitted with a range of base and wall units topped with rolled-edge worktops, two stainless steel one-and-a-half bowl sinks with a mono mixer tap, and spaces for a range cooker with an extractor fan, a fridge freezer, and a washing machine or dishwasher. It features vinyl flooring, a combination of tiled and panelled walls, a radiator, recessed spotlights, an in-built pantry cupboard, traditional timber casement windows, and an arched stable-style door leading to the outside.

Dining Room

18'5" x 14'10" (5.62m x 4.53m)

The dining room features traditional timber casement windows, exposed ceiling beams, carpeted flooring, two radiators, a fitted storage cupboard with a wall-mounted shelf and a single recessed spotlight, wall-mounted light fixtures, and double wooden doors with stained-glass inserts providing access to the kitchen.

Hall

14'10" x 2'10" (4.53m x 0.87m)

The inner hall has carpeted flooring and a radiator.

Bathroom

9'11" x 9'2" (3.03m x 2.80m)

The bathroom includes a low level flush WC, a bidet, a corner fitted bathtub, a pedestal wash basin, wall-mounted mirrors, an electric shaving point, a radiator, and carpeted flooring. It also features a wood-panelled ceiling and feature wall, overhead storage cupboards, wall-mounted shelves, and single-glazed windows.

Bedroom One

16'10" x 12'8" (5.14m x 3.87m)

The main bedroom features a single-glazed bay window, carpeted flooring, a radiator, ceiling coving, wall-mounted light fixtures, and direct access to the en-suite bathroom.

En-Suite

13'5" x 4'10" (4.09m x 1.49m)

The en-suite includes a low level flush WC, a bidet, a sunken wash basin, and a wet-room style shower with a wall-mounted shower fixture. It features a combination of vinyl and carpeted flooring, fully tiled walls, a radiator, and a single-glazed window.

Bedroom Two

11'11" x 11'11" (3.65m x 3.64m)

The second bedroom features a full-height window and a stained-glass window, painted wooden flooring, a radiator, and a decorative ceiling rose.

Bedroom Three

11'11" x 7'9" (3.65m x 2.38m)

The third bedroom offers a single-glazed window, carpeted flooring, and a radiator.

WC

4'3" x 2'11" (1.32m x 0.89m)

This space includes a low level flush WC, a wash basin, vinyl flooring, and a loft hatch for additional access or storage.

OUTSIDE

The exterior of the property boasts a securely fenced wrap-around garden featuring an electric gated driveway with space for up to six cars, access to the garage, a three-tiered decorative water fountain, blue slate chippings, lawn areas, patio pathways and seating areas, a variety of mature trees, plants, and shrubs, a spacious summer house, external lighting, and neatly bordered hedges and fence panels.

ADDITIONAL INFORMATION

- Broadband Networks - CityFibre, Virgin Media, Openreach
- Broadband Speed - Ultrafast available - 1800 Mbps (download) 1000 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 – Roof has a leak.

DISCLAIMER

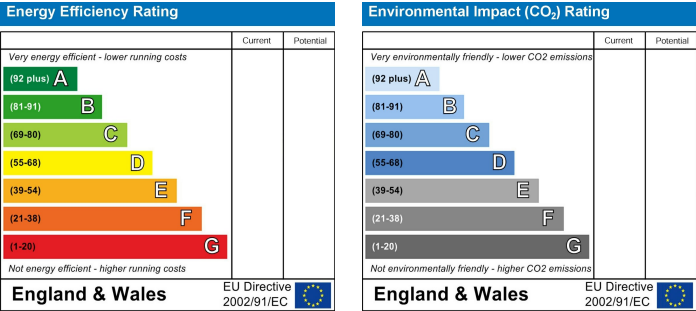
Council Tax Band Rating - Nottingham City Council - Band E
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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.

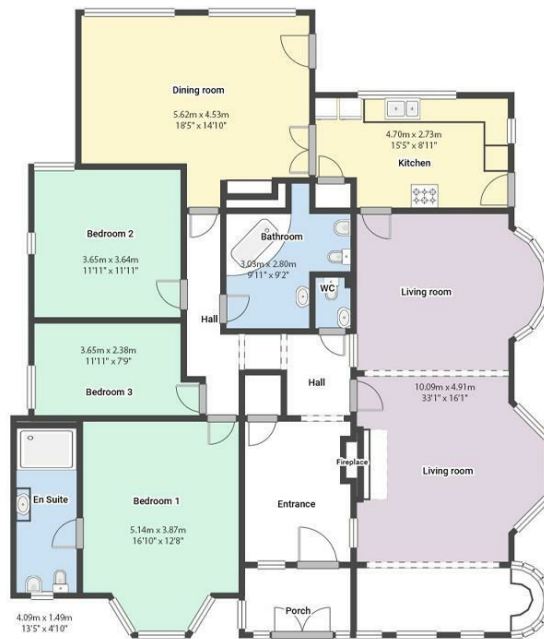
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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

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.



Edwards Lane, Sherwood, Nottinghamshire NG5 3HU

HoldenCopley
PREPARE TO BE MOVED



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.
© HoldenCopley

0115 8969 800

26 High Street, Arnold, Nottinghamshire, NG5 7DZ

info@holdencopley.co.uk

www.holdencopley.co.uk

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.