

# HoldenCopley

PREPARE TO BE MOVED

Haydn Road, Sherwood, Nottinghamshire NG5 IDZ

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£260,000



A two-story semi-detached house with a white and dark brown timber-framed upper floor and a red brick lower floor. The house features a white front door, several windows, and a chimney. It is surrounded by a gravel driveway, a wooden fence, and greenery under a blue sky.





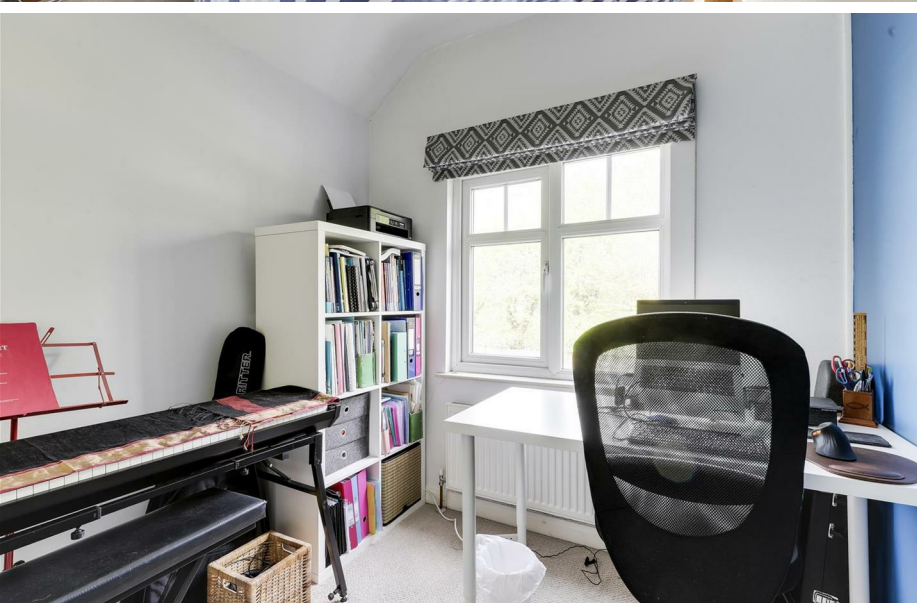
## WELL PRESENTED THROUGHOUT...

This beautifully presented three-bedroom semi-detached home is an ideal choice for a variety of buyers, located in the sought-after area close to Sherwood. Here, you'll find a vibrant selection of restaurants, shops, and excellent transport links right on your doorstep. Upon entering, you're greeted by a spacious entrance hall which leads to the open-plan living area. The living room features a charming recessed chimney breast and a cosy log burner, creating a welcoming atmosphere. The dining room is flooded with natural light, thanks to the double French doors that open out onto the rear garden, perfect for indoor-outdoor living. Adjacent is the modern, fully-fitted kitchen, offering everything you need for everyday convenience. A handy W/C completes the ground floor layout. The second floor is home to two generous double bedrooms and a comfortable single bedroom, all serviced by a spacious four-piece bathroom suite. Outside, the front of the property features a driveway for off-street parking, with gated access leading to the rear garden. This tranquil outdoor space includes a patio seating area, a well-maintained lawn, an outhouse for additional storage, and a dedicated area for firewood, making it both practical and perfect for relaxation. This home offers the ideal balance of modern living in a vibrant, highly desirable location.

## MUST BE VIEWED







- Semi-Detached House
- Three Bedrooms
- Two Spacious Reception Rooms
- Modern Fitted Kitchen
- Four-Piece Bathroom Suite
- Ground Floor W/C
- Driveway
- Enclosed Rear Garden
- Popular Location
- Must Be Viewed











GROUND FLOOR

Entrance Hall

16\*7" x 7\*4" (5.05m x 2.24m)

The entrance hall has wooden flooring, carpeted stairs, two UPVC stained double-glazed windows to the front elevation, a UPVC door providing access into the accommodation, and open access to the living room.

Living Room

10\*10" x 10\*5" (3.30m x 3.18m)

The living room has carpeted flooring, a radiator, a recessed chimney breast with log burner, hearth and a wooden beam, a TV point, and a UPVC double-glazed window to the front elevation.

Dining Room

14\*2" x 10\*11" (4.32m x 3.33m)

The dining room has wooden flooring, a radiator, fitted storage to the alcove, double French doors opening out onto the rear garden, and open access to the kitchen.

Kitchen

8\*3" x 7\*1" (2.51m x 2.16m)

The kitchen has fitted wall and base units with marble-effect worktops, a ceramic sink with a mixer tap and drainer, and integrated oven with a hob and extractor fan, space and plumbing for a washing machine and dishwasher, space for a fridge freezer, partially tiled walls, vinyl flooring, and a UPVC double-glazed window to the rear elevation.

W/C

3\*10" x 2\*10" (1.18 x 0.88)

This space has a low level dual flush W/C, a wall-mounted wash basin, an extractor fan, wooden flooring, and a UPVC double-glazed obscure window to the side elevation.

FIRST FLOOR

Landing

8\*7" x 4\*5" (2.62m x 1.35m)

The landing has carpeted flooring, a radiator, access to the loft, a UPVC double-glazed window to the side elevation, and provides access to the first floor accommodation.

Master Bedroom

13\*0" x 10\*10" (3.96m x 3.30m)

The main bedroom has carpeted flooring, a radiator, shaker-style wall panelling, a radiator, and a UPVC double-glazed window to the front elevation.

Bedroom Two

11\*3" x 10\*11" (3.43m x 3.33m)

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

Bedroom Three

7\*7" x 7\*4" (2.31m x 2.24m)

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

Bathroom

8\*3" x 7\*3" (2.51m x 2.21m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a walk-in enclosure with a mains fed shower and handheld shower head, a panelled bath, a chrome heated towel rail, an extractor fan, partially tiled walls, tiled flooring, and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a graveled area, a driveway for off-street parking, courtesy lighting, gated access to the rear garden, and a mixture of hedge and fence panelled boundaries.

Rear

To the rear of the property is an enclosed garden with a paved patio area, a lawn, a planter with various plants and shrubs, firewood storage, an outhouse, and fence panelled boundaries.

ADDITIONAL INFORMATION

- Broadband Networks - Openreach, Virgin Media
- Broadband Speed - Ultrafast available - 1800 Mbps (download) 220 Mbps (upload)
- Phone Signal – Good 4G / Some 5G
- 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
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues – No

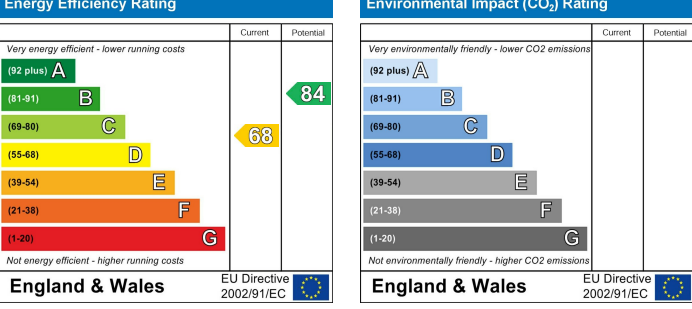
DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band B  
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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# Haydn Road, Sherwood, Nottinghamshire NG5 1DZ



## 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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