

HoldenCopley

PREPARE TO BE MOVED

Bingham Road, Sherwood, Nottinghamshire NG5 2EP

£395,000

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BEAUTIFULLY PRESENTED FAMILY HOME...

This charming four-bedroom semi-detached house is beautifully presented throughout and offers spacious accommodation spanning three floors, making it the perfect home for any growing family. Situated in a highly sought-after location, the property benefits from being close to excellent transport links, highly regarded schools, and a range of local amenities. To the ground floor, you are welcomed via an inviting entrance hall with convenient access to a cellar, which is equipped with power and lighting. A cosy living room featuring a double-glazed bay window and a delightful log burner. There is also a second reception room offering a traditional fireplace and double French doors that open out to the rear garden. Completing this level is a spacious newly fitted kitchen with ample room for a dining area. The first floor features three double bedrooms, one of which benefits from a private en-suite. A family bathroom and a separate W/C serve this level. The second floor is home to a large double bedroom. Outside, the property has gated side access leading to a private rear garden, which features a patio seating area, a lawn, and a shed.

MUST BE VIEWED





- Semi-Detached House
- Four Double Bedrooms
- Two Reception Rooms
- Modern Newly Fitted Kitchen Diner
- En-Suite & Family Bathroom With Separate W/C
- Cellar
- Enclosed Rear Garden
- Popular Location
- On-Street Parking
- Must Be Viewed





GROUND FLOOR

Entrance Hall

12'2" x 3'7" (3.71 x 1.10)

The entrance hall has exposed wooden flooring, carpeted stairs, coving to the ceiling, a radiator, access to the seller, and a single wooden door with decorative glass inserts providing access into the accommodation.

Living Room

14'8" x 13'0" (4.49 x 3.97)

The living room has exposed wooden flooring, coving to the ceiling, a picture rail, a ceiling rose, a recessed chimney breast with a log burner, tiled hearth and a wooden beam, shelving in the alcoves, a TV point, a radiator, and a wooden double-glazed bay window to the front elevation.

Family Room

12'10" x 11'0" (3.92 x 3.36)

The family room has carpeted flooring, coving to the ceiling, a picture rail, a radiator, a traditional fireplace, shelving in the alcoves, and double French door opening out on to the rear garden.

Kitchen Diner

18'2" x 10'2" (5.54 x 3.10)

The kitchen Diner has a range of shaker-style fitted wall and base units with marble-effect worktops, a composite sink with a swan neck mixer tap and drainer, an integrated oven, an induction hob with a splashback, space for an American-style fridge freezer, a fixed seating area, recessed spotlights, wood-effect flooring, a UPVC double-glazed window to the rear elevation, and double French doors opening out on the the rear garden.

FIRST FLOOR

Landing

The landing has carpeted stairs and provides access to the first floor accommodation.

Master Bedroom

12'6" x 11'10" (3.83 x 3.62)

The master bedroom has carpeted flooring, a radiator, an in-built wardrobe, two UPVC double-glazed windows to the front elevation and access to the en-suite.

En-suite

8'3" x 4'2" (2.54 x 1.28)

The en-suite has a low level dual flush W/C, a vanity storage unit with a wash basin and splashback, a walk-in shower enclosure with a sliding door, a wall-mounted electric shower and handheld shower head, an extractor fan, recessed spotlights, and vinyl flooring.

Bedroom Three

12'11" x 11'1" (3.94 x 3.40)

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

Bedroom Four

10'10" x 10'5" (3.30m x 3.18m)

The fourth bedroom has carpeted flooring, a radiator, and a UPVC double-glazed window to the rear elevation.
5.24 x 4.90
17'2" x 16'0"

Bathroom

7'4" x 6'3" (2.24 x 1.93)

The bathroom has a pedestal wash basin and with a splashback, a panelled bath with a shower and handheld shower head, an in-built cupboard, a chrome heated towel rail, vinyl flooring, and a UPVC double-glazed obscure window to the side elevation.

W/C

4'3" x 3'0" (1.31 x 0.93)

This space has a low level dual flush W/C, a radiator, vinyl flooring, and a UPVC double-glazed obscure window to the side elevation.

SECOND FLOOR

Bedroom Two

17'2" x 16'0" (5.24 x 4.90)

The fourth bedroom has carpeted flooring, a vaulted ceiling, a radiator, access to the loft, an in-built cupboard, and a UPVC double-glazed window to the front elevation.

BASEMENT

Cellar

15'10" x 3'9" (4.83 x 1.15)

The cellar has lighting.

Cellar

12'0" x 6'3" (3.66 x 1.93)

The cellar has lighting and power mains.

Cellar

14'10" x 6'4" (4.54 x 1.95)

The cellar has lighting.

OUTSIDE

Front

To the front of the property is a low maintenance paved forecourt, access to on-street parking, hedge boundaries, and gated access to the rear garden.

Rear

To the rear of the property is a private garden with a patio seating area, a lawn, various plants and shrubs, a shed, an outside tap, 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/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

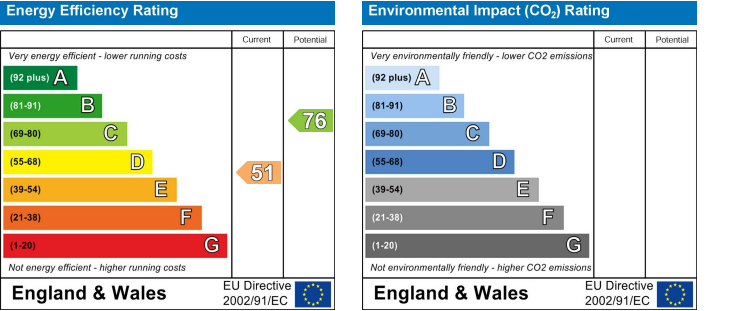
DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band 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
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.



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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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