

HoldenCopley

PREPARE TO BE MOVED

Cragdale Road, Sherwood, Nottinghamshire NG5 3HX

Guide Price £400,000

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GUIDE PRICE £400,000 - £425,000

THE PERFECT FAMILY HOME...

This three-bedroom detached house, presented to an exceptional standard throughout, is perfectly situated in a peaceful location within Sherwood. Ideally located close to local amenities, shops, excellent schools, the City Hospital, and convenient transport links to the City Centre, this home offers an ideal blend of style and comfort for family living. Inside, the property features a welcoming entrance hall, a spacious living room with a charming cast iron fireplace, and an extended open-plan breakfast kitchen with a dining area that boasts a stunning sky lantern roof, allowing an abundance of natural light to fill the space. A convenient W/C and access to the integral garage enhance the ground floor layout. Upstairs, the first floor offers a beautifully appointed master suite, two further well-proportioned bedrooms, and a luxurious four-piece bathroom. The master bedroom is spacious enough to be easily divided into two separate rooms if desired, and benefits from the luxury of having a large dressing room / walk in closet, which offers plenty of potential to be converted into a home office or an en-suite. Outside, the front of the property offers ample off-road parking on a well-maintained driveway, while the rear reveals a beautifully landscaped tiered garden with multiple seating areas, perfect for relaxation and entertaining.

MUST BE VIEWED





- Detached House
- Three Good-Sized Bedrooms
- Modern Fitted Breakfast Kitchen With Dining Area
- Multi-Zone Underfloor Heating
- Stylish Four-Piece Bathroom Suite
- Walk-In Closet - With Potential To Be Converted Into Home Office or En-Suite
- Well-Maintained Rear Garden With Multiple Seating Areas
- Driveway For Two Cars
- Integral Garage
- Sought-After Location





GROUND FLOOR

Entrance Hall

7*3" x 10*4" (2.21m x 3.17m)

The entrance hall has oak wood flooring, carpeted stairs, a radiator, an in-built double door cupboard, a wall-mounted security alarm panel, and a single wooden door with a glass insert providing access into the accommodation.

Living Room

12*5" x 23*4" max (3.79m x 7.12m max)

The living room features a UPVC double-glazed window to the front, carpeted flooring, a TV point, ceiling coving, two radiators, and a charming cast iron fireplace with a decorative surround. It also includes recessed spotlights, additional UPVC double-glazed windows to the rear, and a single UPVC door that opens directly to the garden.

Breakfast Kitchen

20*3" x 22*6" max (6.19m x 6.88m max)

The kitchen features a range of fitted shaker-style base and wall units with worktops, a central breakfast bar island topped with granite, a composite sink and a half with a pull-out mixer tap and drainer, an additional circular stainless steel sink with a pull-out mixer tap, and space for a range cooker with an extractor fan. There is also space and plumbing for a washing machine and separate tumble dryer, space for a fridge freezer, a tiled splashback, Porcelain tiled flooring with multi-zone underfloor heating, recessed spotlights, a wall-mounted boiler, an internal door into the garage, and a UPVC double-glazed window overlooking the rear. The kitchen flows seamlessly into the dining area, which boasts a sky lantern roof, continued Porcelain tiled flooring with multi-zone underfloor heating, UPVC double-glazed windows on the side and rear, and double French doors opening to the garden.

W/C

2*9" x 4*8" (0.84m x 1.43m)

This space has a low level dual flush W/C, a wash basin, tiled splashback, a chrome heated towel rail, and an extractor fan.

Garage

13*8" x 10*5" (4.19m x 3.20m)

The garage has lighting, power points, and double doors opening out onto the driveway.

FIRST FLOOR

Landing

8*2" x 8*2" (2.49m x 2.51m)

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

Bedroom One

10*3" x 21*0" (3.14m x 6.42m)

The first bedroom has a UPVC double-glazed window to the front and rear elevation, carpeted flooring, coving to the ceiling, recessed spotlights, a radiator, and access into the walk-in-closet. This bedroom offers plenty of potential to be split and converted into two bedrooms.

Closet

5*4" x 8*11" (1.65m x 2.72m)

This versatile space has two UPVC double-glazed obscure windows to the rear elevation, carpeted flooring, a radiator, recessed spotlights, and fitted wardrobes. This space also benefits from the potential to be converted into an en-suite or a home office.

Bedroom Two

12*8" x 12*0" (3.87m x 3.68m)

The second bedroom has UPVC double-glazed windows to the front and side elevation, carpeted flooring, coving to the ceiling, and a radiator.

Bedroom Three

7*9" x 9*11" (2.38m x 2.77m)

The third bedroom has UPVC double-glazed windows to the front and side elevation, carpeted flooring, coving to the ceiling, a fitted wardrobe, and a radiator.

Bathroom

9*10" x 10*8" (3.02m x 3.26m)

The bathroom has a concealed dual flush W/C, a his & hers wash basin with cupboards underneath, a double-ended bath with central taps, a double walk-in shower enclosure with an overhead rainfall shower head and wall-mounted fixtures, a display wall alcove, a chrome heated towel rail, tiled flooring, partially tiled walls, recessed spotlights, downlights, an extractor fan, a modern radiator, and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a block-paved driveway with courtesy lighting, access into the garage, and gated access to the side elevation.

Rear

The rear of the property offers a private, enclosed garden with paved patio areas, a tiered lawn, an array of established plants and shrubs, a charming wooden arch and pergola, a sheltered decking area, a premium solid concrete urn, a timber-built shed, and fenced boundaries for added privacy. There is also an option to purchase the luxury garden furniture at an additional cost.

ADDITIONAL INFORMATION

- Broadband – Virgin Media, Openreach
- Broadband Speed - Ultrafast available - 1000 Mbps (download) 220 Mbps (upload)
- Phone Signal – Mostly 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+
- Area - Medium risk for surface water / very low for rivers & sea
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues – No

DISCLAIMER

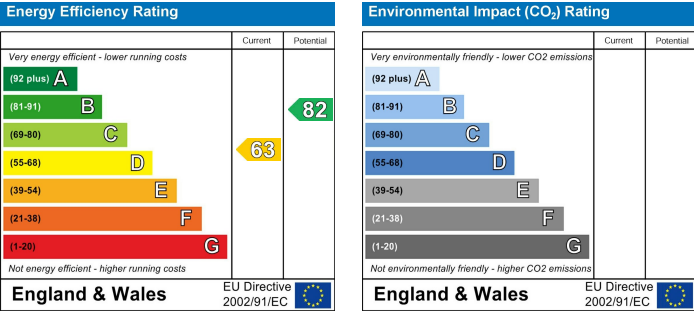
Council Tax Band Rating - Nottingham City Council - Band D
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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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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