

# HoldenCopley

PREPARE TO BE MOVED

Retford Road, Sherwood, Nottinghamshire NG5 IFZ

---

£250,000



Retford Road, Sherwood, Nottinghamshire NG5 1FZ





GREAT FIRST TIME BUY IN A GREAT LOCATION...

This well-maintained three-bedroom semi-detached property offers a superb opportunity for a diverse range of buyers, from first-time purchasers to growing families or professionals seeking excellent transport links. Well presented throughout, the home effortlessly combines comfortable living with practical functionality in a sought-after area. On entering, you are greeted by a welcoming entrance hall that leads into a spacious living room, filled with natural light and perfect for relaxation or entertaining guests. Adjacent is a cosy family room that opens directly into a bright conservatory, creating an inviting space that brings the outdoors in and provides the perfect setting for year-round enjoyment. The fitted kitchen is thoughtfully designed with ample storage and workspace, ideal for preparing meals and daily living. Upstairs, the property boasts three double bedrooms, offering plenty of space for restful nights or flexible living arrangements. These are served by a family bathroom and a separate W/C. Outside, the front driveway provides off-road parking, complemented by two on-street parking permits for additional convenience. To the rear, there is an enclosed garden featuring a decked seating area, perfect for alfresco dining, entertaining, or simply unwinding in a private outdoor space. The location is a standout feature, with excellent access to the A60 and M1 motorway, making commuting straightforward. For healthcare professionals or visitors, Nottingham City Hospital is just a short stroll away. Local amenities, including shops, schools, and community facilities, are all within easy reach, ensuring everyday essentials and services are never far from home.

MUST BE VIEWED







- Semi-Detached House
- Three Double Bedrooms
- Two Spacious Reception Rooms
- Fitted Kitchen
- Conservatory
- Bathroom & Separate W/C
- Driveway
- Enclosed Rear Garden
- Great Location
- Off-Street Parking & Two On-Street Parking Permits











GROUND FLOOR

Entrance Hall

10\*5" x 7\*5" (3.19m x 2.28m)

The entrance hall has wood-effect flooring, carpeted stairs, a radiator, an in-built cupboard, wood-framed stained glass windows to the front elevation, and a single wooden door with stained glass inserts providing access into the accommodation.

Living Room

13\*5" x 10\*11" (4.09m x 3.33m)

The living room has solid oak wood flooring, a radiator, and a double-glazed bay window with stained glass panels to the front elevation.

Family Room

11\*10" x 11\*1" (3.61m x 3.38m)

The family room has exposed wood flooring, coving to the ceiling, a traditional fireplace with an hearth and decorative surround, a radiator, and open access into the conservatory.

Conservatory

10\*2" x 9\*11" (3.11m x 3.04m)

The conservatory has exposed wood flooring, a polycarbonate roof, UPVC double-glazed windows to the side and rear elevations, and double French doors opening out on to the rear garden.

Kitchen

14\*2" x 13\*3" (4.32m x 4.06m)

The kitchen has a range of fitted base and wall units with worktops, a ceramic sink with a swan neck mixer tap and drainer, an integrated double oven, a gas hob, space and plumbing for a washing machine, space for a fridge freezer, a tiled splashback, partially panelled walls, and in-built storage cupboard, tiled flooring, a partial polycarbonate roof, UPVC double-glazed windows to the side and rear elevations, and two sets of double French doors to both side elevations.

FIRST FLOOR

Landing

9\*7" x 7\*5" (2.94m x 2.27m)

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

Master Bedroom

10\*9" x 12\*7" ( 3.28m x 3.84m)

The main bedroom has exposed wood flooring, a picture rail, a radiator, and a UPVC double-glazed bay window with stained glass panels to the front elevation.

Bedroom Two

11\*1" x 12\*5" (3.38m x 3.81m)

The second bedroom has exposed wood flooring, a picture rail, a radiator, and a UPVC double-glazed window to the rear elevation.

Bedroom Three

8\*5" x 7\*4" ( 2.59m x 2.26m)

The third bedroom has wood-effect flooring, coving to the ceiling, a radiator, and a UPVC double-glazed window with stained glass panels to the front elevation.

Bathroom

7\*5" x 5\*10" (2.27m x 1.79m)

The bathroom has a vanity storage unit with a wash basin and a tiled splashback, a panelled bath with a mains fed shower and handheld shower head, a shower screen, a chrome heated towel rail, an extractor fan, coving to the ceiling, and a UPVC double-glazed obscure window to the rear elevation.

W/C

3\*11" x 2\*9" (1.20m x 0.84m)

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

OUTSIDE

Front

To the front of the property is a raised garden bed with stepping stones, various plants and shrubs, a driveway for off-street parking, a mixture of brick wall and fence panelled boundaries, and gated access to the rear garden.

Rear

To the rear of the property is an enclosed garden featuring a decked seating area, steps leading up to a gravelled area with a raised garden bed, various plants and shrubs, a greenhouse, and hedge boundaries.

ADDITIONAL INFORMATION

Broadband Networks - Openreach, Virgin Media

Broadband Speed - Ultrafast available - 1800 Mbps (download) 220 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

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.

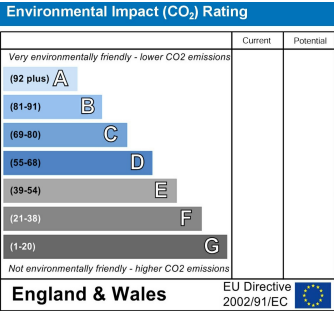
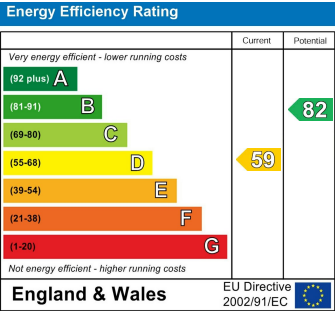
The vendor has advised the following:

Property Tenure is Freehold

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.





Retford Road, Sherwood, Nottinghamshire NG5 1FZ

**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.