

HoldenCopley

PREPARE TO BE MOVED

Weaving Gardens, Sherwood, Nottinghamshire NG5 3JH

£430,000

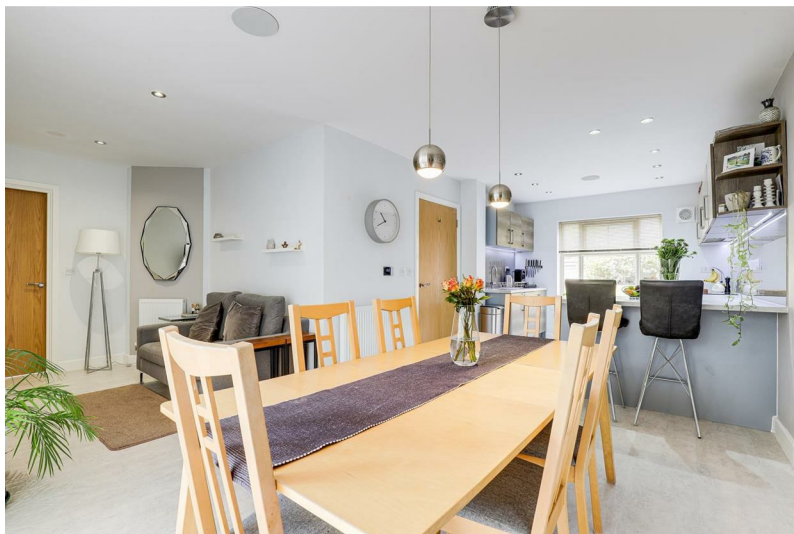
Weaving Gardens, Sherwood, Nottinghamshire NG5 3JH

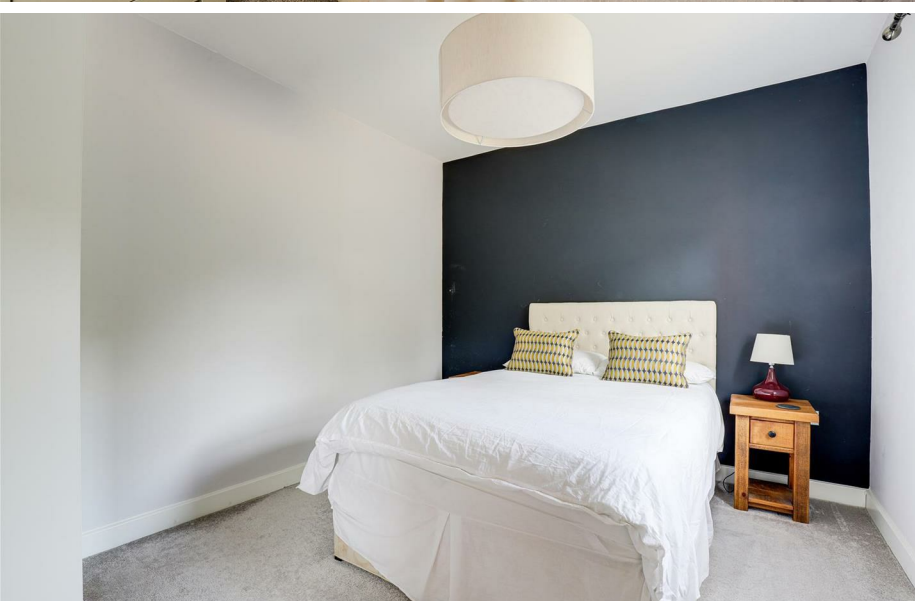


IMMACULATLEY PRESENTED DETACHED FAMILY HOME...

This immaculate four-bedroom detached family home is beautifully presented throughout and offers spacious, versatile accommodation — ideal for any family buyer looking for a property they can move into without lifting a finger. Tucked away at the end of a private drive, this property enjoys a sense of seclusion, all while being perfectly placed within a popular location close to a wide range of local amenities including shops, bars, restaurants, great schools, City Hospital, fantastic transport links and Nottingham City Centre just a short distance away. To the ground floor, the property comprises an entrance hall, a downstairs W/C, a generously sized living room and an impressive open plan kitchen diner with a snug area featuring integrated appliances and a built-in ceiling Bluetooth/radio and speaker system. There's also a separate utility room and a garden room with underfloor heating and French doors opening out onto the beautifully landscaped rear garden. Upstairs, the property boasts four well-proportioned bedrooms, all of which feature fitted wardrobes. The master bedroom benefits from a contemporary en-suite, while the remaining rooms are served by a modern three-piece family bathroom. Outside, the property sits on a well-maintained plot with a driveway and a garage to the front, along with a neatly kept lawned garden. To the rear is a private, enclosed garden featuring a composite decked seating area with recessed floor spotlights and decking lighting, a paved patio with a pergola and a spacious lawn — the perfect spot for outdoor dining or family gatherings. With generous living space, stylish accommodation and a prime location, this property is the ideal choice for families seeking a home they can settle into straight away.

MUST BE VIEWED





- Detached House
- Four Bedrooms
- Modern Fitted Kitchen-Diner
- Two Spacious Reception Rooms
- Ground Floor W/C & Utility Room
- Stylish Three Piece Bathroom & En-Suite
- Off-Road Parking & Garage
- Private Enclosed Rear Garden
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

10'10" x 6'7" (3.1m x 2.03m)

The entrance hall has cushion vinyl flooring, carpeted stairs, an under the stairs cupboard, a radiator, a built-in cupboard, recessed spotlights and a single composite door providing access into the accommodation.

W/C

6'6" x 3'1" (2.00m x 0.96m)

This space has a low level flush W/C, a pedestal wash basin with a tiled splashback, cushion vinyl flooring, a radiator and an extractor fan.

Living Room

16'9" x 11'2" (5.13m x 3.42m)

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

Kitchen

14'11" x 10'2" (4.55m x 3.10m)

The kitchen has a range of fitted base units with worktops a glass splashback, wall units with LED lighting, a breakfast bar, plinth lighting, an integrated Neff oven, Indesit hob, fridge and dishwasher, LVT flooring, a radiator, recessed spotlights, a built-in ceiling Bluetooth/radio and speaker system and a UPVC double-glazed window to the front elevation.

Dining Room

8'0" x 10'1" (2.44m x 3.09m)

The dining room has LVT flooring, a radiator and a built-in ceiling Bluetooth/radio and speaker system.

Snug

10'11" x 8'0" (3.34m x 2.44m)

The snug has LVT flooring, a radiator and recessed spotlights.

Utility Room

8'6" x 5'9" (2.61m x 1.76m)

The utility room has fitted base units with worktops a glass splashback and wall units, an integrated washing machine, a stainless steel sink with a drainer, LVT flooring, a radiator, an extractor fan, recessed spotlights and a single composite door providing access out to the garden.

Garden Room

8'10" x 11'2" (2.70m x 3.41m)

The garden room has a UPVC double-glazed gable window to the rear elevation, a roof light to the ceiling, LVT flooring with underfloor heating, recessed spotlights and UPVC double French doors providing access out to the garden.

FIRST FLOOR

Galleried Landing

6'7" x 16'7" (2.02m x 5.07m)

The galleried landing has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, recessed spotlights, access into the loft, a built-in cupboard and provides access to the first floor accommodation.

Master Bedroom

11'9" x 10'5" (3.60m x 3.18m)

The main bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, a TV aerial point, a fitted mirrored sliding door wardrobe, recessed spotlights and access into the en-suite.

En-Suite

9'6" x 3'4" (2.91m x 1.04m)

The en-suite has a low level flush W/C, a pedestal wash basin with a tiled splashback, a fitted shower enclosure with tiled walls and a mains-fed over the head rainfall shower and hand-held shower, LVT flooring, a chrome heated towel rail, an electric shaving point, recessed spotlights and an extractor fan.

Bedroom Two

10'0" x 11'5" (3.06m x 3.49m)

The second bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator and a fitted wardrobe with drawers.

Bedroom Three

12'4" x 9'1" (3.78m x 2.79m)

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

Bedroom Four

7'1" x 10'5" (2.16m x 3.20m)

The fourth bedroom has a UPVC double-glazed window to the front elevation, LVT flooring, a radiator, a fitted mirrored wardrobe and recessed spotlights.

Bathroom

6'0" x 6'9" (1.83m x 2.07m)

The bathroom has a low level flush W/C, a pedestal wash basin with a tiled splashback, a

fitted panelled bath with tiled walls, a mains-fed shower and a glass shower screen, flooring, a chrome heated towel rail, a built-in cupboard, recessed spotlights, an extractor fan and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front is a driveway leading to the garage, a garden with a lawn, a mature shrub and courtesy lighting.

Rear

To the rear is a private garden with fence panelled boundaries, a lawn, a paved patio seating area with a pergola, a composite decked seating area with recessed floor spotlights and decking lighting, mature trees and courtesy lighting.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1800 Mbps and Upload Speed 1000 Mbps

Phone Signal – All 4G & 5G, some 3G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years +

Very low chance of flooding

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – Covenant required to pay maintenance company for upkeep of common areas of development

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

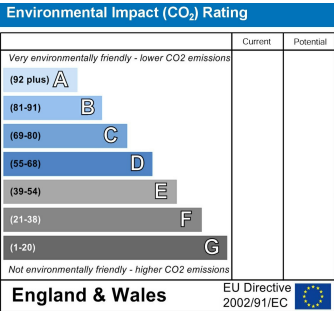
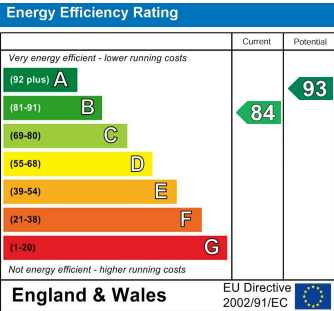
Service Charge in the year marketing commenced (£PA): c.£200

The information regarding service charges has been obtained from the vendor. HoldenCopley have checked the most recent statement for the service charge. 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 information will be confirmed by your solicitor via the management pack and Landlord pack where applicable. We strongly recommended that you contact your solicitor before entering into negotiations to confirm the accuracy of information.

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.

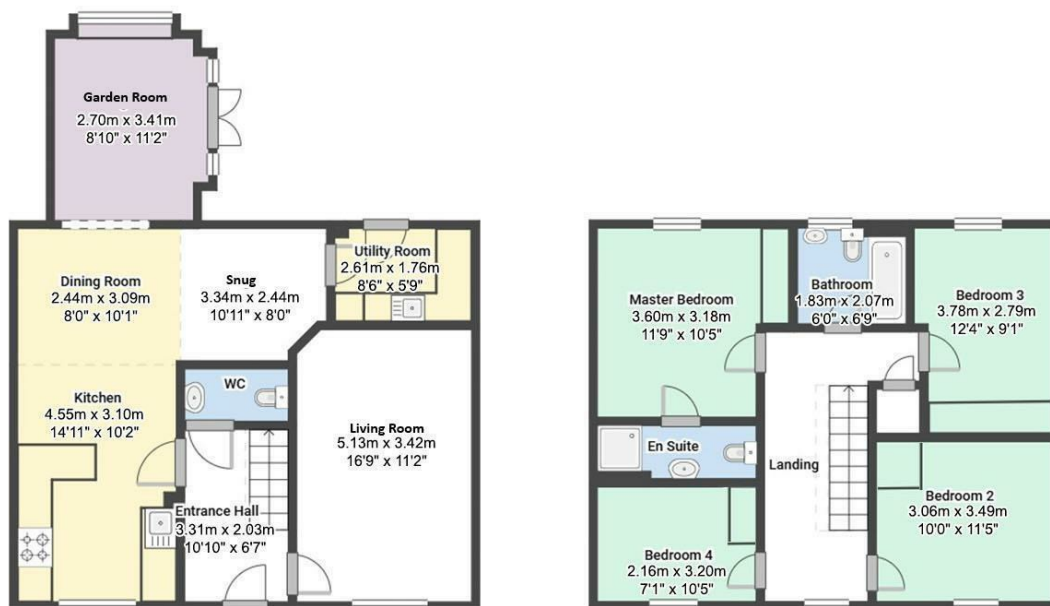
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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



Weaving Gardens, Sherwood, Nottinghamshire NG5 3JH

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.