

# HoldenCopley

PREPARE TO BE MOVED

Haydn Road, Sherwood, Nottinghamshire NG5 2LA

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Guide Price £215,000



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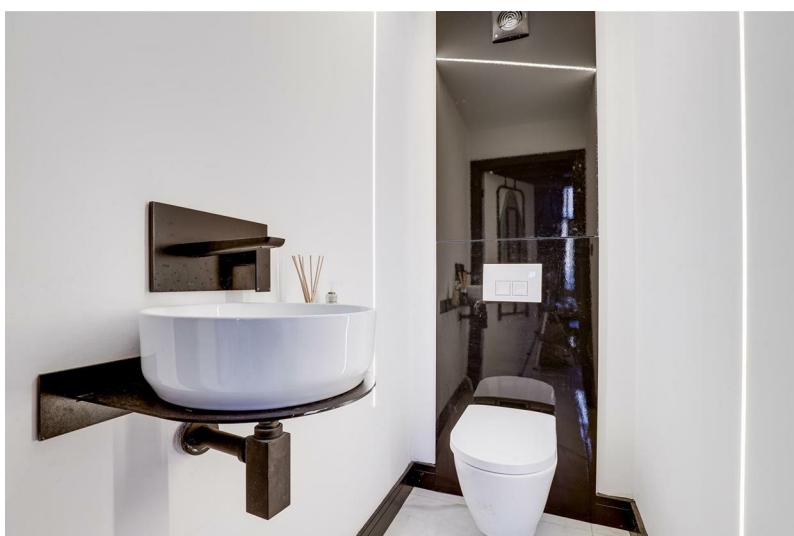
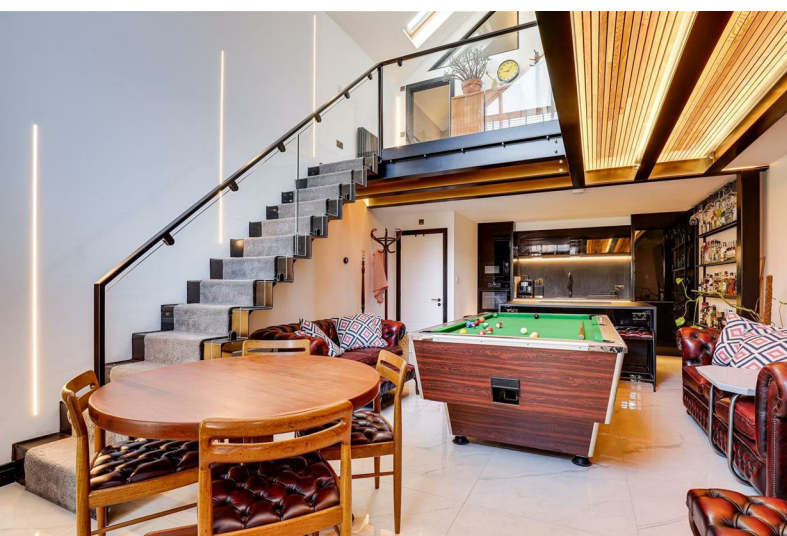


GUIDE PRICE £215,000 - £230,000

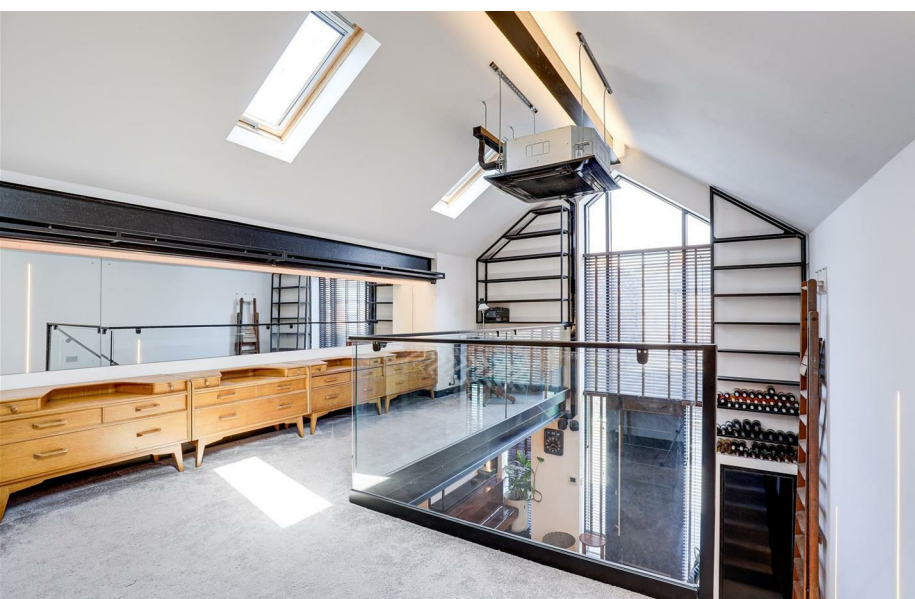
BEAUTIFULLY PRESENTED THROUGHOUT...

Presenting this stunning one-bedroom semi-detached home, constructed within recent years is a masterpiece that meets the highest standards of modern living. Every detail of this residence exudes contemporary elegance, from the sleek, high-spec kitchen to the open-plan living space bathed in natural light. Air conditioning is installed throughout, ensuring year-round comfort and enhancing the overall modern living experience. Situated in a highly desirable area, this property is just a stone's throw from the vibrant Sherwood High Street and within easy reach of Nottingham City Centre, offering unparalleled convenience and accessibility. Upon entering the ground floor, you're greeted by an open-plan living area, seamlessly blending comfort and style. The kitchen is a standout feature, boasting state-of-the-art appliances, sophisticated cabinetry, and a central kitchen island perfect for casual dining and entertaining. Additionally, a thoughtfully placed ground floor W/C adds to the home's functionality. Ascending to the first floor, you'll discover a spacious double bedroom, open to a versatile study area, ideal for working from home or creative pursuits. The stylish wet room, with its contemporary fixtures and fittings, completes the first-floor layout, providing a luxurious touch. Externally, the property offers the convenience of parking for two vehicles, ensuring ease and practicality. This stunning home is a perfect blend of modern design, functional space, and a prime location, making it an exceptional find in today's market.

MUST BE VIEWED







- Semi-Detached House
- One Bedroom
- Open Plan Modern Fitted Kitchen & Living Room
- Ground Floor W/C
- Modern Wet Room
- Study
- Off Street Parking For Two Vehicles
- Underfloor Heating
- Air Conditioning Throughout
- Must Be Viewed









GROUND FLOOR

Living Room

18\*0" x 15\*6" (5.51m x 4.73m)

The living room has a single door with a floor to ceiling double-glazed window to the front elevation, a further double-glazed window, a built-in cupboard, ceramic tiled flooring complete with underfloor heating and an open staircase with a carpet runner.

Kitchen

8\*3" x 11\*6" (2.53m x 3.53m)

The kitchen has a range of fitted base and wall units with worktops and a matching kitchen island, an integrated oven, microwave, dishwasher and fridge-freezer, an electric hob with a downward extractor fan, an inset sink with a swan neck mixer tap, under cabinet lighting and ceramic tiled flooring complete with underfloor heating.

W/C

5\*1" x 3\*1" (1.55m x 0.94m)

This space has a low level concealed flush W/C, a counter top wash basin, an extractor fan and ceramic tiled flooring complete with underfloor heating.

FIRST FLOOR

Landing

14\*7" x 7\*6" (4.45m x 2.29m)

The galleried landing, open to the study area, features a vaulted ceiling with three velux windows. It has carpeted flooring and a mezzanine balcony overlooking the ground floor with air conditioning stored above, a column radiator and provides access to the first floor accommodation.

Study

14\*0" x 6\*2" (4.29m x 1.89m)

The study has carpeted flooring and a column radiator.

Bedroom

7\*2" x 7\*7" (2.20m x 2.33m)

The bedroom has carpeted flooring and two velux windows.

Bathroom

6\*10" x 6\*11" (2.10m x 2.12m)

The bathroom has a low level concealed flush W/C, a counter top wash basin with fitted storage and lighting, an over the head rainfall shower and a hand-held shower, tiled flooring and walls, an extractor fan, a heated towel rail and two double-glazed windows.

OUTSIDE

To the front and the side of the property there are two spaces to park vehicles.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach

Broadband Speed - Superfast - 80 Mbps (Highest available download speed) 20 Mbps (Highest available upload speed)

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

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band A

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.

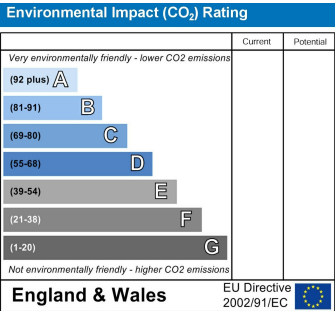
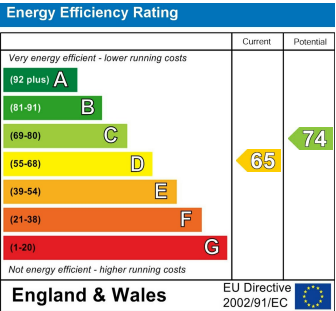
The vendor has advised the following:

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 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.

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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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