

# HoldenCopley

PREPARE TO BE MOVED

Daybrook Avenue, Sherwood, Nottinghamshire NG5 2HG

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£425,000

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## A BEAUTIFULLY RENOVATED EDWARDIAN FAMILY HOME....

This substantial Edwardian semi-detached house offers spacious accommodation across three floors and has been thoughtfully renovated to create a stylish and welcoming home, ideal for a growing family. Situated in a highly sought-after location, just a stone's throw from the vibrant Sherwood High Street, the property benefits from a wide range of shops, cafés, and eateries, along with easy access to local amenities and Nottingham City Centre. The ground floor comprises an entrance porch, an inner hall, a living room open to a snug, a WC, and a stylish fitted kitchen open plan to the dining room, creating a flexible and sociable space for modern family living. On the first floor, there are two double bedrooms, including a master with an en-suite, alongside a beautiful four-piece family bathroom suite. The second floor hosts a further two double bedrooms, offering ample space for all the family. Externally, the property features a driveway to the front with space for multiple cars with an electric car-charging point, and to the rear is a private enclosed garden with a patio and a lawn, perfect for relaxing and entertaining. This exceptional home combines Edwardian charm with contemporary living and represents a rare opportunity to acquire a stunning family property in a prime Sherwood location.

MUST BE VIEWED





- Semi-Detached Edwardian House
- Four Double Bedrooms
- Two Reception Rooms
- Stylish Fitted Kitchen Open Plan To Dining Room
- Bathroom, En-Suite & Ground Floor WC
- Renovated & Well-Presented Throughout
- Private Enclosed Garden
- HIVE Heating
- Driveway For Multiple Cars & Electric Car-Charging Point
- Popular Location





GROUND FLOOR

Entrance Porch

The entrance porch has wall-mounted coat hooks and a single door providing access into the accommodation.

Hall

21'9" x 5'7" (6.63m x 1.71m)

The inner hall has LVT flooring with a recessed entry matt, a school radiator, a dado rail, carpeted stairs, and coving to the ceiling.

Living Room

13'5" x 12'2" (4.11m x 3.72m)

The living room has double-glazed sliding sash windows to the front elevation, LVT flooring, coving to the ceiling, a recessed chimney breast alcove with a feature fireplace, wooden mantelpiece and a tiled hearth, a vertical radiator, coving to the ceiling, a TV point, and open access into the snug.

Snug

11'1" x 9'8" (3.40m x 2.95m)

The snug has LVT flooring, a double-glazed sliding sash window with a bespoke fitted window seat, book shelves and storage solutions.

WC

5'7" x 2'11" (1.72m x 0.91m)

This space has a concealed dual flush WC, fitted wall units, a wash basin, tiled splashback, and a UPVC double-glazed obscure window to the front elevation.

Kitchen

11'7" x 10'4" (3.54m x 3.16m)

The kitchen has a range of fitted base and wall units with wooden worktops and breakfast bar, a stainless steel sink and a half with a swan neck mixer tap and drainer, an integrated dishwasher, space for a range cooker with an extractor hood, space and plumbing for a washing machine, space for a fridge freezer, vinyl tile flooring, tiled splashback, a partially vaulted ceiling with three skylight windows, a UPVC double-glazed window to the side elevation, wall-mounted spotlights, pendant feature lights, and open access into the dining room.

Dining Room

12'2" x 10'7" (3.71m x 3.23m)

The dining room has LVT flooring, a wall-mounted plate shelf, a vertical radiator, an in-built pantry cupboard, and bi-folding doors opening out to the rear garden.

FIRST FLOOR

Landing

5'8" x 12'11" (1.75m x 3.95m)

The landing has carpeted flooring, a dado rail, and provides access to the first floor accommodation.

Master Bedroom

11'4" x 15'11" (3.47m x 4.86m)

The main bedroom has two double-glazed sliding sash windows to the front elevation, wood-effect vinyl flooring, wall-to-wall fitted wardrobes, a vertical radiator, and access into the en-suite.

En-Suite

6'11" x 3'2" (2.13m x 0.99m)

The en-suite has a low level dual flush WC, an electrical shaving point, a wash basin with fitted storage underneath, a shower enclosure with a wall-mounted electric shower fixture and bi-folding shower screen, vinyl tile flooring, partially tiled walls, an extractor fan, and recessed spotlights.

Bedroom Two

11'5" x 12'2" (3.50m x 3.72m)

The second bedroom has a UPVC double-glazed window to the rear elevation, wood-effect vinyl flooring, a fitted wooden wardrobe, and a column radiator.

Bathroom

9'0" x 10'11" (2.75m x 3.33m)

The bathroom has a low level dual flush WC, a wash basin with fitted storage, a double ended bath with central taps, a walk-in shower enclosure with an overhead rainfall shower head, partially tiled walls, a column radiator, an extractor fan, recessed spotlights, and two UPVC double-glazed windows to the side elevation.

SECOND FLOOR

Landing Two

5'9" x 10'8" (1.77m x 3.27m)

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

Bedroom Three

9'4" x 17'4" (2.87m x 5.29m)

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

Bedroom Four

10'8" x 11'1" (3.25m x 3.38m)

The fourth bedroom has a UPVC double-glazed window to the side elevation, carpeted flooring, and a column radiator.

OUTSIDE

Front

To the front of the property is a block-paved driveway for multiple cars, a wall-mounted electric car-charging point, a car-port / lean to, and access to the garden.

Rear

To the rear of the property is a private enclosed garden with a patio area, a lawn, external power sockets, and brick walled boundaries with fence panelling.

ADDITIONAL INFORMATION

- Broadband Networks Available - 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 risk
- Non-Standard Construction – No
- Other Material Issues – No
- Any Legal Restrictions – 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.

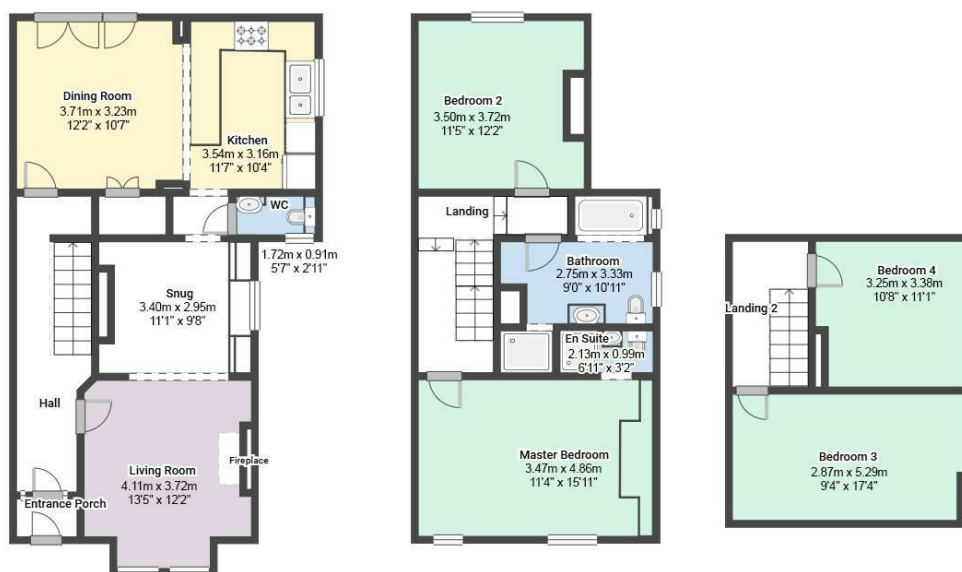
The vendor has advised the following:  
Property Tenure is Freehold

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.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
<i>Very energy efficient - lower running costs</i>			<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>			<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>			<b>England &amp; Wales</b>		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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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