

HoldenCopley

PREPARE TO BE MOVED

Leonard Avenue, Sherwood, Nottinghamshire NG5 2LU

Guide Price £240,000

Leonard Avenue, Sherwood, Nottinghamshire NG5 2LU



GUIDE PRICE £240,000 - £260,000

MODERN & HIGH-SPEC BUNGALOW WITH MEZZANINE

This newly built detached bungalow offers a unique opportunity to acquire a high-spec home that is light, spacious, and finished to an exceptional standard throughout. The property has been thoughtfully designed with full-height anthracite grey double-glazed windows and doors, allowing natural light to flood the interior, while bolted and vaulted ceilings enhance the sense of space. The heart of the home is an impressive open-plan kitchen and living area, complete with quartz worktops, high-end integrated appliances, and a sleek modern finish. There is a generous double bedroom and a stylish shower room featuring a luxury power shower with body jets, underfloor heating, and contemporary fittings. Upstairs, a versatile mezzanine level provides the perfect study, home office, or additional relaxation space, overlooking the open-plan ground floor. The property is further enhanced with electric remote-controlled Velux windows, recessed spotlights and feature pendant lighting, solar panel arrays, and a super-efficient water heating system. Externally, the home enjoys a cedar-clad storage space, a Burford stone wall, and on-street parking to the front. Positioned just moments from Sherwood High Street, the property is within easy reach of an excellent range of shops, cafes, eateries, and major bus routes, with Nottingham City Centre just a short distance away.

MUST BE VIEWED





- Modern Detached Bungalow With Versatile Mezzanine
- Double Bedroom
- High-Spec Fitted Kitchen & Integrated Appliances
- Open Plan Living
- Stylish Bathroom Featuring Underfloor Heating
- Super Efficient Water Heating Tank
- Solar Panels
- Cedar-Clad External Storage To The Front
- Popular Location
- Must Be Viewed







ACCOMMODATION

Entrance

4'1" x 3'10" (1.27m x 1.17m)

The property is entered through a full-height anthracite grey double-glazed window and matching door, opening directly into a bright and spacious open-plan living and kitchen area.

Kitchen

11'6" x 14'4" (3.51m x 4.37m)

The kitchen is fitted with a sleek range of handleless base and wall units complemented by quartz worktops and a matching breakfast island. A brass undermount sink with a 4-in-1 instant hot water tap and draining grooves, a range of integrated appliances including an AEG oven, AEG combination micro oven, AEG induction hob with downward extractor, fridge freezer, dishwasher, and washing machine. The space is finished with solid oak engineered flooring, a partially vaulted ceiling with recessed spotlights, and feature pendant lighting above the island. An anthracite grey double-glazed door with a feature window above brings in additional light and provides access to the outside, with the kitchen opening seamlessly into the living area.

Living Room

12'7" x 10'11" (3.85m x 3.35m)

The living room features solid oak engineered flooring and a partially vaulted ceiling with recessed spotlights and three electric remote-controlled Velux windows, creating a bright and airy feel. Stairs rise to the mezzanine level, while a full-height anthracite grey double-glazed window and matching French doors provide secondary access outside.

Bedroom

10'10" x 11'2" (3.31m x 3.41m)

The bedroom has an anthracite grey double-glazed window, carpeted flooring, a partially vaulted ceiling, a skylight, and recessed and ceiling spotlights.

Shower Room

6'10" x 7'3" (2.10m x 2.22m)

This bathroom is fitted with a concealed dual-flush Geberit WC, a marble countertop wash basin with storage beneath, and a sleek black mono mixer tap. A walk-in shower enclosure houses a matte black tower panel with body jets, a rainfall shower head, and an additional handheld attachment. The space is finished with floor-to-ceiling marble tiling, underfloor heating, and a matte black heated towel rail, all complemented by recessed spotlights, a partially vaulted ceiling, an extractor fan, and a electric remote-controlled Velux window for natural light.

FIRST FLOOR

Balcony

13'6" x 4'10" (4.14m x 1.49m)

The balcony has carpeted flooring, ceiling spot lights, and overlooks the ground floor.

Office Space

7'6" x 5'1" (2.31m x 1.55m)

The office space has carpeted flooring, ceiling spotlights, and open access to the balcony.

OUTSIDE

At the front of the property, there is a contemporary cedar-clad external store with a stone base, perfect for bikes, bins, or general storage. The frontage also benefits from external lighting, a Burford stone wall, and gated side access.

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 – Electric Heating – With power provided via solar panels
- 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
- Any Legal Restrictions – No
- Other Material Issues – No

DISCLAIMER

The vendor has informed us that the work carried out is due to be inspected shortly for building regulations approval. We are currently awaiting the relevant documentation, however HoldenCopley have not seen sight of any paperwork confirming compliance at this stage. Before entering into an agreement, it remains the buyer's responsibility to ensure their solicitor carries out the necessary checks and confirms that all approvals are in place.

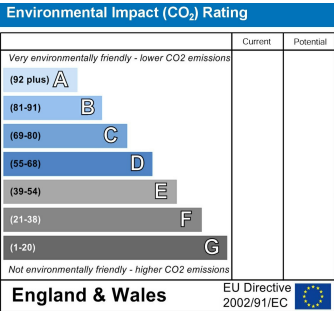
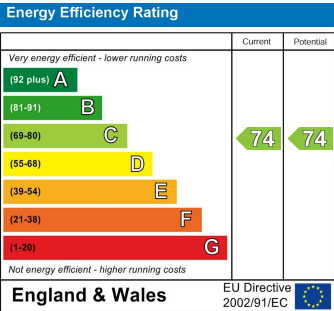
Council Tax Band Rating - Nottingham City Council - Band A
This information was obtained through the directgov website and via the seller. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any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



Leonard Avenue, Sherwood, Nottinghamshire NG5 2LU

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.