

HoldenCopley

PREPARE TO BE MOVED

Sherwood Vale, Sherwood, Nottinghamshire NG5 4EB

Guide Price £350,000 - £375,000

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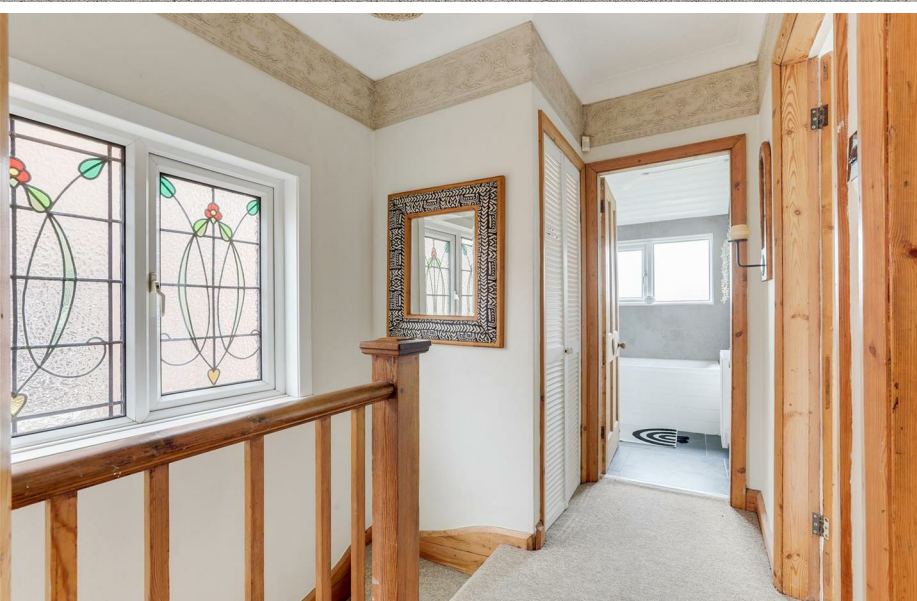
GUIDE PRICE £350,000 - £375,000

NO UPWARD CHAIN...

Welcome to this well-presented three-bedroom semi-detached home, spread across three floors and offering spacious, flexible living throughout. Ideally located just a short walk from the vibrant Mapperley and Sherwood High Streets, the property benefits from a wide range of shops, cafes, and regular transport links, with easy access to the City Centre, City Hospital, and local universities, and lovely views over Woodthorpe park. The ground floor features a porch leading into an entrance hall and a generous living room with dual-aspect windows, including a bay window at the front and a striking feature fireplace. To the low ground floor, there is access to a versatile room which could be used as an office, guest bedroom or playroom, a WC, and a well-proportioned kitchen diner, complete with double French doors opening onto the rear garden. Upstairs, there are three bedrooms, one of which retains an original feature fireplace, and a three-piece bathroom suite. Outside, the front of the property offers a gravelled area and gated access to the rear garden. The rear garden is fully enclosed and includes an outside tap, a patio area leading down to a lawn, a variety of established plants, shrubs, and bushes, and secure gated access.

MUST BE VIEWED





- Semi Detached House
- Three Bedrooms
- Spacious Living Room
- Family Room
- Fitted Kitchen/Diner
- Three-Piece Bathroom Suite & Ground Floor W/C
- Enclosed Rear Garden
- Well-Presented Throughout
- Closed To Local Amenities
- Must Be Viewed





GROUND FLOOR

Porch

5’9" × 2’4" (1.77m × 0.72m)

The porch has tiled flooring, and double French doors opening out tot the front garden.

Entrance Hall

11’2" × 6’2" (max) (3.42m × 1.89m (max))

The entrance hall has a fitted base unit, a radiator, wood-effect flooring, carpeted stairs, an in-built cupboard, and a wood door with stained glass window inserts.

Living Room

26’7" × 12’2" (max) (8.12m × 3.71m (max))

The living room has a UPVC double glazed bay window to the front elevation, an original feature fireplace, two radiators, coving to the ceiling, wood-effect flooring, and a UPVC double glazed window to the rear elevation.

LOWER GROUND FLOOR

Stairs

11’9" × 5’6" (max) (3.59m × 1.70m (max))

The stairs have a UPVC double glazed window to the rear elevation, a radiator, carpeted flooring, and access to the lower ground floor.

Family Room/ Bedroom Four

11’3" × 10’11" (max) (3.45m × 3.33m (max))

The family room/fourth bedroom has a UPVC double glazed window to the front elevation, a radiator, a TV point, recessed spotlights, and carpeted flooring.

Kitchen/Diner

17’3" × 13’11" (max) (5.26m × 4.25m (max))

The kitchen diner has a range of fitted base and wall units with worktops, an under-mounted sink with a mixer tap and integrated drainer grooves, a range cooker and extractor hood, space for an American fridge freezer, space for a dining table, two radiator, recessed spotlights, tiled flooring, and double French doors opening out to the rear garden.

Corridor

7’10" × 3’1" (max) (2.41m × 0.96m (max))

The corridor has a singular recessed spotlight, and tiled flooring.

W/C

5’2" × 5’0" (max) (1.59m × 1.54m (max))

This space has a low level flush W/C, a counter-top wash basin, recessed spotlights, partially tiled walls, and tiled flooring.

FIRST FLOOR

Landing

8’4" × 6’0" (max) (2.55m × 1.84m (max))

The landing has a UPVC double glazed window to the side elevation with stained glass inserts, coving to the ceiling, a ceiling rose, carpeted flooring, and access to the first floor accommodation.

Bedroom One

13’4" × 12’4" (max) (4.07m × 3.76m (max))

The first bedroom has a UPVC double glazed window to the front elevation, coving to the ceiling, a radiator, and carpeted flooring.

Bedroom Two

12’3" × 11’1" (max) (3.75m × 3.38m (max))

The second bedroom has a UPVC double glazed window to the rear elevation, a picture rail, an original feature fireplace, a radiator, and carpeted flooring.

Bedroom Three

10’0" × 7’5" (3.07m × 2.27m)

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Bathroom

6’8" × 6’0" (max) (2.05m × 1.83m (max))

The bathroom has a UPVC double glazed obscure window to the side elevation, a low level flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted electric shower fixture, a radiator, partially tiled walls, and tiled flooring.

OUBSITE

Front

To the front of the property is a gravelled area, and gated access to the rear garden.

Rear

To the rear of the property is an enclosed rear garden with an outside tap, a patio area, steps down to a lawn, various established plants, shrubs and bushes, and gated access.

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 1800Mbps and Upload Speed 220Mbps

Phone Signal – Good coverage of Voice, 4G & 5G - Some coverage of 3G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

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.

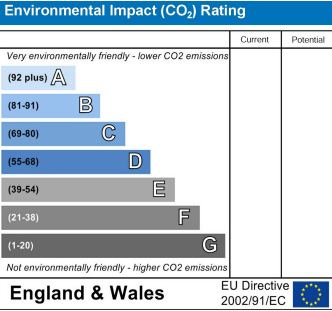
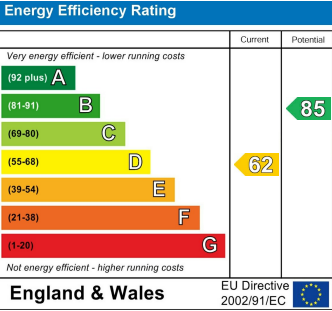
The vendor has advised the following:

Property Tenure is Freehold

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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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