

HoldenCopley

PREPARE TO BE MOVED

Devon Drive, Sherwood, Nottinghamshire NG5 2EN

Guide Price £260,000

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GUIDE PRICE: £260,000 - £280,000

NO UPWARD CHAIN...

This three-bedroom detached home is situated in a popular location, offering easy access to a range of local amenities, including shops, restaurants, cafes, excellent transport links, and great school catchments. The property boasts a well-designed layout, perfect for comfortable family living. The ground floor welcomes you with an entrance hall, leading to a spacious bay-fronted living room, a separate dining room ideal for entertaining, and a well-appointed fitted kitchen. Upstairs, the first floor hosts three generously sized bedrooms, all serviced by a three-piece bathroom suite, with additional access to the loft for extra storage. Externally, the front of the property features a gated driveway providing off-road parking and leading to a convenient lean-to. The rear garden is a private, tiered outdoor space, offering a patio area, steps leading down to additional patio sections, decorative stone features, and a useful storage shed—creating the perfect setting for relaxation and outdoor enjoyment.

MUST BE VIEWED





- Detached House
- Three Bedrooms
- Bay Fronted Living Room & Dining Room
- Fitted Kitchen
- Three Piece Bathroom Suite
- Driveway
- Private Low Maintenance Rear Garden
- Popular Location
- No Upward Chain
- Must Be Viewed





GROUND FLOOR

Entrance Hall

6'11" x 9'2" (2.12m x 2.80m)

The entrance hall has UPVC double-glazed windows to the front elevation, carpeted flooring and stairs, a radiator, a picture rail and a single UPVC door providing access into the accommodation.

Living Room

11'3" x 11'8" (3.45m x 3.58m)

The living room has a UPVC double-glazed bow window to the front elevation, carpeted flooring, a radiator, a feature fireplace with a decorative surround and open access into the dining room.

Dining Room

11'8" x 11'5" (3.58m x 3.48m)

The dining room has UPVC double-glazed windows to the rear elevation, wood-effect flooring, a radiator and open access into the kitchen.

Kitchen

11'3" x 6'11" (3.45m x 2.11m)

The kitchen has a range of fitted shaker style base and wall units with worktops, a stainless steel double sink with a drainer, an integrated oven, a gas hob with an extractor hood, space and plumbing for a washing machine, space for a fridge-freezer, tiled flooring, recessed spotlights, a UPVC double-glazed window to the rear elevation and a UPVC single door providing side access.

FIRST FLOOR

Landing

6'7" x 2'9" (2.03m x 0.84m)

The landing has a UPVC double-glazed window to the side elevation, carpeted flooring and provides access to the first floor accommodation.

Master Bedroom

11'8" x 11'5" (3.57m x 3.50m)

The main bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator and access into the loft via a drop-down ladder.

Bedroom Two

11'8" x 11'5" (3.58m x 3.48m)

The second bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator and a built-in cupboard.

Bedroom Three

6'10" x 7'0" (2.09m x 2.14m)

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

Bathroom

8'4" x 6'11" (2.55m x 2.11m)

The bathroom has a low level flush W/C, a pedestal wash basin, a fitted bath with a mains-fed shower and a glass shower screen, tiled flooring, a radiator, partially tiled walls, an extractor fan, recessed spotlights and UPVC double-glazed obscure windows to the side and rear elevations.

OUTSIDE

Front

To the front is a single iron gate, double iron gates to the driveway and double wooden gates to the lean to.

Rear

To the rear is a private tiered garden with an outdoor tap, a patio, steps down to further patio areas, decorative stones and a shed.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed) 220 Mbps (Highest available upload speed)

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

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.

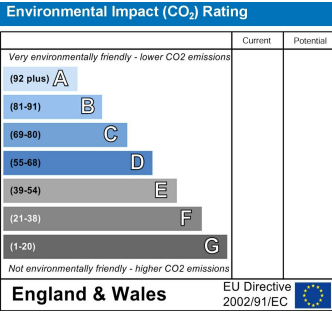
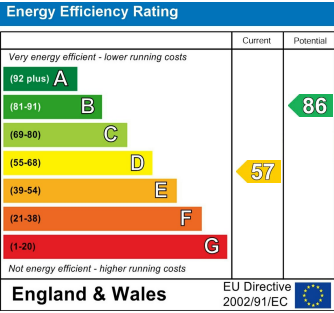
The vendor has advised the following:

Property Tenure is Freehold

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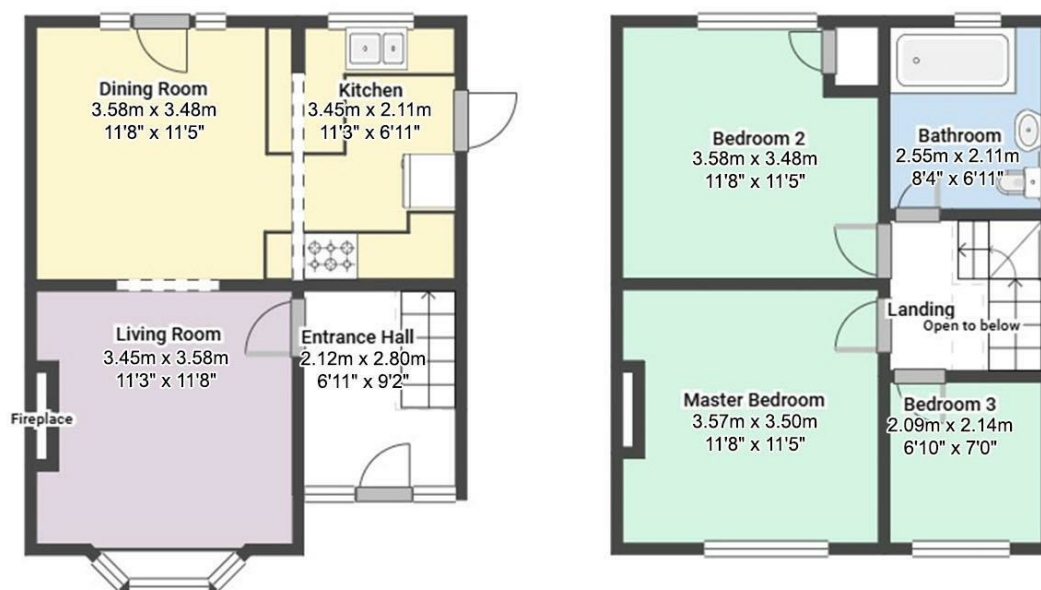
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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