

# HoldenCopley

PREPARE TO BE MOVED

Hartington Road, Sherwood, Nottinghamshire NG5 2GU

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Asking Price £625,000

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Occupying a generous corner plot, this substantial detached home offers an exceptional amount of living space, both inside and out, and benefits from a self-contained annex, making it an ideal opportunity for a growing family or an investment purchase. Offered to the market with no upward chain and potential for further development. This property is perfectly positioned just off Mansfield Road, within walking distance of Sherwood's vibrant High Street, which boasts an array of independent shops, cafés, bars, and restaurants. With excellent transport links nearby, the property also provides easy access to Nottingham City Centre, the universities, and the City Hospital, making it a fantastic location for both convenience and connectivity. Stepping inside, the spacious entrance hall leads into two impressive reception rooms, each offering versatile living space with plenty of natural light. The fitted kitchen provides ample storage and workspace, while the large basement, split into two sections, offers excellent potential for additional storage or further development. A rear hallway provides access to the annex, which features an open-plan lounge and dining area, seamlessly flowing into a kitchen. The annex also includes a utility WC and is an excellent option for extended family members, guests, or rental purposes. Ascending to the first floor, the main house hosts three well-proportioned bedrooms, each offering a comfortable retreat, along with a family bathroom, a separate WC, and a dedicated ironing room. The annex continues onto the first floor, featuring two additional bedrooms and a further bathroom suite, offering a flexible and self-contained living arrangement. Externally, the property has a gated driveway providing ample off-road parking and leading to a detached double garage. The rear garden is enclosed for privacy and boasts a spacious lawn, mature planting, and a useful storage shed, creating an ideal outdoor space.





- Detached Family Home With Self-Contained Annex
- Five Bedrooms
- Two Large Reception Rooms
- Two Fitted Kitchens
- Two Bathrooms & Ironing Room
- Basement Storage
- Fantastic-Sized Gardens
- Driveway With Detached Double Garage
- Large Corner Plot With Scope For Further Development
- Popular Location





## GROUND FLOOR

### Entrance Hall

13'10" x 12'9" (4.23 x 3.90)

The entrance hall has carpeted flooring, panelled walls with a plate rack, a radiator, a wall-mounted security alarm panel, an in-built double door cupboard, a stained-glass feature wall to the side elevation, UPVC double-glazed obscure windows to the front elevation, and a single UPVC door providing access into the accommodation.

### Dining Room

15'7" x 13'10" (4.77 x 4.24)

The dining room has a UPVC double-glazed square bay window to the rear elevation, carpeted flooring, a picture rail, a radiator, coving to the ceiling, and a feature fireplace with a decorative brick surround and tiled hearth.

### Kitchen

14'0" x 9'10" (4.27 x 3.00)

The kitchen has a range of fitted base units with rolled-edge worktops, a stainless steel sink with a mono mixer tap and drainer, space for a cooker and a fridge freezer, space for a breakfast table, laminate flooring, a radiator, panelled and tiled walls, a wall-mounted boiler, and UPVC double-glazed windows to the side and rear elevation.

### Living Room

14'4" x 12'11" (4.39 x 3.95)

The living room has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, coving to the ceiling, fitted storage in the alcove, a feature fireplace with an open fire and decorative surround, and a stained-glass internal window to the side elevation.

### Inner Hall

9'5" x 3'0" (2.89 x 0.92)

The inner hall has carpeted flooring and access to the cellar.

## BASEMENT LEVEL

### Cellar Room One

12'5" x 7'4" (3.80 x 2.24)

This space has lighting.

### Cellar Room Two

9'5" x 6'6" (2.89 x 1.99)

This space has lighting.

## FIRST FLOOR

### Landing

14'7" x 9'9" (4.46 x 2.99)

The landing has carpeted flooring, a picture rail, an internal obscure window, and provides access to the first floor accommodation.

### Bedroom One

14'5" x 12'11" (4.41 x 3.96)

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

### Bedroom Two

13'3" x 11'9" (4.04 x 3.59)

The second bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, and three in-built wardrobes with overhead storage cupboards.

### Bedroom Three

9'5" x 9'1" (2.89 x 2.78)

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

### Bathroom

10'1" x 5'5" (3.33 x 1.67)

The bathroom has a pedestal wash basin, a panelled bath, a shower enclosure with a wall-mounted electric shower fixture, a radiator, laminate flooring, fully tiled walls, a loft hatch, and a UPVC double-glazed obscure window to the rear elevation.

### Ironing Room

8'2" x 4'1" (2.50 x 1.27)

This room has a UPVC double-glazed window to the side elevation, carpeted flooring, and in-built storage cupboards.

### WC

5'2" x 2'10" (1.58 x 0.88)

This space has a low level dual flush WC, partially tiled walls, laminate flooring, and a UPVC double-glazed obscure window to the side elevation.

## ANNEX

### Rear Entrance

5'6" x 4'5" (1.69 x 1.36)

This hall has concrete flooring, painted brick internal walls, access to the annex, and a single door providing access to the garden.

### WC/Utility

6'3" x 4'5" (1.91 x 1.36)

This space has a low level flush WC, a stainless steel wash basin with taps, drainer and fitted storage, space and plumbing for a washing machine, painted brick internal walls, and a stained-glass obscure window.

### Lounge/Diner

19'9" x 9'10" (6.04 x 3.01)

The lounge has a UPVC double-glazed window to the front and side elevation, carpeted flooring, two radiators, open access into the kitchen, and a single UPVC door providing entry.

### Kitchen

7'3" x 5'4" (2.23 x 1.63)

The kitchen area has a range of fitted base and wall units with a wrap-around worktop, a stainless steel sink with taps and drainer, space for various appliances, partially tiled walls, a wall-mounted boiler, vinyl flooring, and a UPVC double-glazed window to the front elevation.

### First Floor Landing

12'0" x 4'4" (3.67 x 1.33)

The second landing has carpeted flooring, two in-built cupboards, and provides access to the first floor annex accommodation.

### Bedroom Four

10'3" x 8'7" (3.14 x 2.63)

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

### Bedroom Five

9'11" x 9'2" (3.03 x 2.81)

The fifth bedroom has dual-aspect UPVC double-glazed windows, carpeted flooring, and a radiator.

### Bathroom

7'4" x 5'8" (2.26 x 1.74)

The bathroom has a low level flush WC, a pedestal wash basin, a panelled bath with a handheld shower head, vinyl flooring, fully tiled walls, a radiator, and a UPVC double-glazed obscure window to the front elevation.

## OUTSIDE

### Front

To the front of the property is a driveway with double-gated access, leading to a double garage and enclosed by fence-panelled boundaries.

### Double Garage

20'7" x 16'11" (6.29 x 5.17)

The double garage has lighting, power points, and an up and over door opening out onto the front driveway.

### Rear

To the rear of the property is an enclosed garden with a large lawn, external lighting, a water faucet, a gravelled and patio border with mature shrubs and trees, a shed, and fenced boundaries.

## ADDITIONAL INFORMATION

Broadband Networks - Openreach, Virgin Media

Broadband Speed - Ultrafast available - 1800 Mbps (downloads) 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

Any Legal Restrictions - No

Other Material Issues - No

## DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band F

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

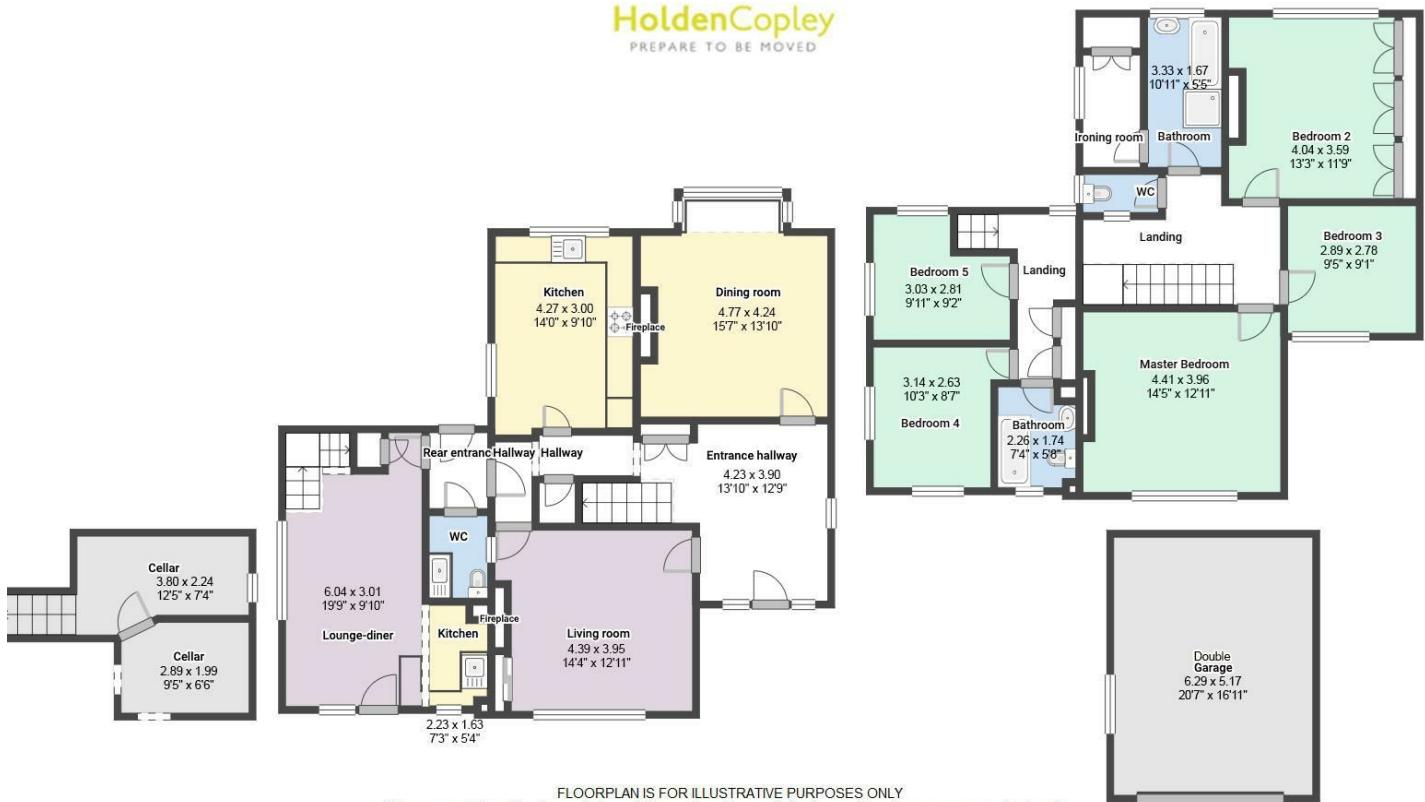
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Purchaser information - The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017 (MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

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



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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