

HoldenCopley

PREPARE TO BE MOVED

Perry Road, Sherwood, Nottinghamshire NG5 1GN

£1,300 PCM

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Due to high demand on this property, we are no longer accepting viewings.

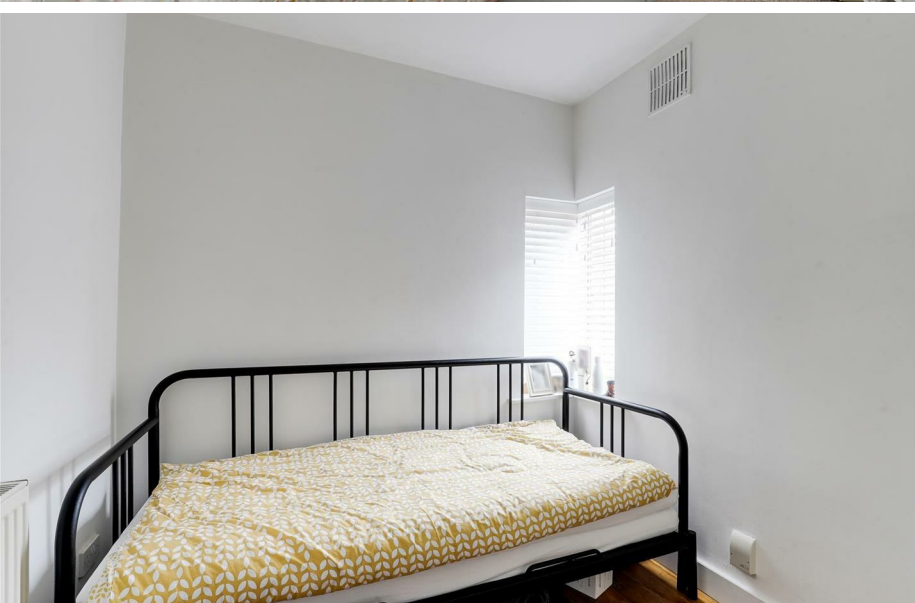
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BEAUTIFULLY PRESENTED THROUGHOUT...

This charming three-bedroom semi-detached house located in the sought-after area of Sherwood offers an ideal home for families, boasting a blend of characteristic features with a modern contemporary style. Situated conveniently close to various amenities including shops, eateries, schools, and transportation links to the City Centre, it promises both comfort and convenience. Upon entering, you're greeted by an inviting entrance hall leading to a spacious living room featuring a striking fireplace and a bay-fronted window, infusing the space with warmth and character. The modern fitted kitchen is equipped with high-spec integrated appliances and seamlessly flows into the dining room through an open-plan design, complete with French doors that lead to the rear garden. Additionally, there's the luxury of a conservatory with access to an additional storage room, providing versatility and extra space for various needs. Ascending to the first floor, three generously sized bedrooms await, all serviced by a contemporary four-piece bathroom suite with access to the loft, ensuring both comfort and practicality for the whole family. Externally, the property offers a delightful front garden area with a decorative pathway leading to the accommodation, complemented by a lawn and an array of decorative plants and shrubs, enclosed by a wall surround. On-street parking is available for added convenience. The rear garden is expansive and low-maintenance, featuring a paved seating area, a lush lawn, and an assortment of decorative plants and shrubs, creating an inviting space perfect for enjoying the summer months. This property comes to the market furnished, offering prospective buyers a turn-key solution for a comfortable and stylish living environment in a desirable location.





- Semi-Detached House
- Three Bedrooms
- Contemporary Style Fitted Kitchen
- Spacious Living Room With Feature Fireplace
- Dining Room & Conservatory
- Three Piece Bathroom Suite
- Front & Rear Gardens
- On-Street Parking Available
- Popular Location
- 360 Virtual Tour





ACCOMMODATION

GROUND FLOOR

Porch

7'1" × 2'2" (2.17 × 0.67)

The porch has tiled flooring, a range of UPVC double glazed windows to the front elevation and UPVC double glazed French doors providing access into the accommodation

Hallway

12'11" × 7'6" (3.96 × 2.29)

The hallway has tiled flooring and carpeted stairs, coving to the ceiling, mirror, smoke alarm, two stained glass windows to the front elevation and a single door providing access to the porch

Kitchen

9'0" × 8'5" (2.75 × 2.58)

The kitchen has wood effect flooring, a range of fitted wall and base shaker units with fitted worksurfaces, stainless steel sink and a half with mixer taps, integrated oven with electric hobs and over hood extractor fan, integrated fridge/freezer, washer/dryer, recessed ceiling spotlights, access to an in-built storage cupboard, UPVC double glazed window to the rear elevation and is open plan to the dining room

Dining Room

12'6" × 10'11" (3.83 × 3.34)

The dining room has wood effect flooring, chimney breast, fitted ceiling units, freestanding unit, dining table with benches, radiator, UPVC double glazed windows to the rear elevation and UPVC double glazed French doors providing access to the conservatory

Living Room

13'2" × 10'11" (4.02 × 3.34)

The living room has wooden flooring, beading to the walls, chimney breast with feature fireplace with a tiled hearth and decorative surround, sofa, two armchairs, beading to the walls, freestanding lamp, radiator, chest of drawers and UPVC double glazed bay window to the front elevation

Conservatory

9'6" × 9'4" (2.90 × 2.87)

The conservatory has wood effect flooring, a range of UPVC double glazed windows, a single door providing access to the storage room, poly-carbonate roof and UPVC double glazed French doors providing access to the rear garden

FIRST FLOOR

Landing

8'11" × 4'5" (2.73 × 1.36)

The landing has carpeted flooring, coving to the ceiling, loft hatch, UPVC double glazed window to the side elevation and provides access to the first floor accommodation

Master Bedroom

11'10" × 9'11" (3.63 × 3.04)

The main bedroom has carpeted flooring, beading to the walls, in-built wardrobes, open feature fireplace, mirror radiator and UPVC double glazed window to the front elevation

Bedroom Two

11'10" × 10'11" (3.62 × 3.34)

The second bedroom has carpeted flooring, beading to the walls, chimney breast with open fireplace, chest of drawers, king sized bed, mirror and UPVC double glazed window to the rear elevation

Bedroom Three

8'7" × 7'5" (2.63 × 2.28)

The third bedroom has wooden flooring, day bed, chest of drawers, radiator and UPVC double glazed window

Bathroom

9'1" × 7'4" (2.78 × 2.24)

The bathroom has wood effect flooring, partially tiled walls, pedestal washbasin with mixer taps, low level dual flush WC, wall mounted heated towel rail, panelled bath with mixer taps and wall mounted mains fed shower and two UPVC double glazed obscure windows

OUTSIDE

FRONT

To the front is a decorative garden area with a range of plants and shrubs, paved pathway leading to the accommodation with a wall surround and availability for on street parking

REAR

To the rear is an enclosed garden with a paved seating area, lawned area, planters, a range of decorative plants and shrubs with a hedge surround and access to a shed

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			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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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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