

HoldenCopley

PREPARE TO BE MOVED

Perry Road, Sherwood, Nottinghamshire NG5 1GS

£1,300 PCM

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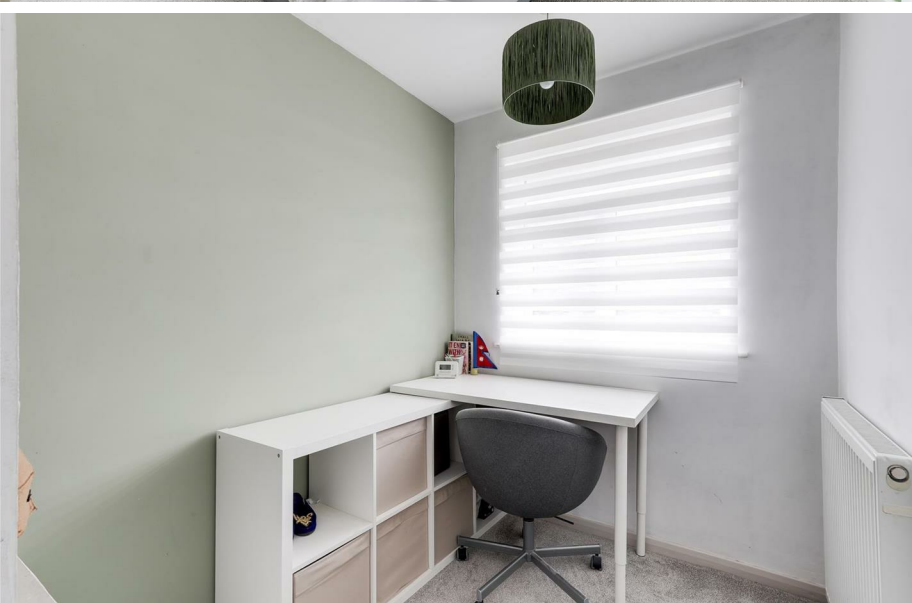


BEAUTIFULLY PRESENTED THROUGHOUT...

This charming three-bedroom detached house, recently renovated throughout, is a perfect blend of modern convenience and spacious living, making it ideal for any family. The property features a new boiler and has been tastefully updated, ensuring a high standard of presentation. Situated in a popular location, it offers close proximity to various local amenities, excellent transport links, renowned schools, and easy access to both the City Centre and the City Hospital. The ground floor welcomes you with an inviting entrance hall leading to a spacious living room that seamlessly flows into an open-plan fitted kitchen and dining room, complemented by a convenient W/C. The first floor boasts two generous double bedrooms and a single bedroom, all serviced by a contemporary bathroom suite. Outside, the front of the house includes a driveway with gated access to the garage, while the rear features a private, mature garden, perfect for relaxing and outdoor activities.

MUST BE VIEWED





- Renovated Detached House
- Three Bedrooms
- Open Plan Living
- Stylish Fitted Kitchen & Dining Area
- Ground Floor W/C
- Three-Piece Bathroom Suite
- Driveway & Garage
- Private Enclosed Garden
- Sought-After Location
- Must Be Viewed





GROUND FLOOR

Porch

5'4" × 3'4" (1.63 × 1.02)

The porch has tiled flooring, UPVC double-glazed windows to the front and side elevation, and a single UPVC door providing access into the accommodation.

Hallway

6'2" × 5'10" (1.88 × 1.80)

The inner hall has laminate flooring, carpeted stairs, a UPVC double-glazed window to the side elevation, and a single UPVC door via the porch.

W/C

5'6" × 2'10" (1.70 × 0.87)

This space has a low level dual flush W/C, a wash basin, tiled splashback, tiled flooring, and a chrome heated towel rail.

Living Room

11'8" × 11'5" (3.56 × 3.50)

The living room has a UPVC double-glazed bay window to the front elevation, laminate flooring, a TV point, and open plan to the kitchen and dining room.

Kitchen

13'7" × 9'2" (4.15 × 2.80)

The kitchen has a range of fitted shaker-style base and wall units with a breakfast bar, a composite sink with a swan neck mixer tap and drainer, an integrated dishwasher, an integrated double oven with an electric hob and extractor fan, space for a fridge freezer, integrated washing machine, laminate flooring, tiled splashback, recessed spotlights, open plan to the dining area and double French doors opening out to the rear garden.

Dining Room

9'1" × 8'4" (2.78 × 2.56)

The dining room has laminate flooring, a UPVC double-glazed window to the rear elevation, an in-built under stair cupboard, recessed spotlights, and a single UPVC door providing side access.

FIRST FLOOR

Landing

7'9" × 6'6" (2.37 × 1.99)

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

Master Bedroom

13'1" × 10'0" (3.99 × 3.06)

The main bedroom has dual aspect UPVC double-glazed windows to the side and rear elevation, carpeted flooring, and a radiator.

Bedroom Two

12'11" × 11'6" (3.96 × 3.52)

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

Bedroom Three

8'11" × 6'1" (2.74 × 1.87)

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

Bathroom

7'7" × 5'4" (2.33 × 1.64)

The bathroom has a low level dual flush W/C, a vanity unit wash basin, a *P* shaped bath with a wall-mounted electric shower fixture and a shower screen, tiled flooring, partially tiled walls, a chrome heated towel rail, and a UPVC double-glazed obscure window to the rear elevation.

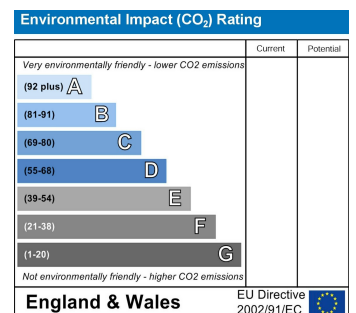
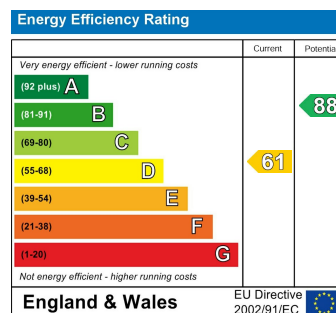
OUTSIDE

Front

To the front of the property is a low maintenance garden with a range of plants and shrubs, and a driveway with gated access to the garage towards the rear.

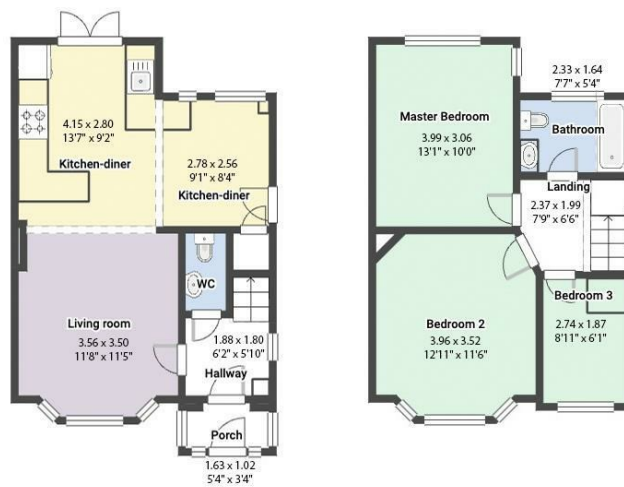
Rear

To the rear of the property is a private enclosed garden with a patio pathway, security lighting, a lawn, a range of mature trees, plants and shrubs, a shed, and hedged borders.



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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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01158228800

4 Croft Road, Arnold, Nottingham, NG5 7DX

lettings@holdencopley.co.uk

www.holdencopley.co.uk

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