

HoldenCopley

PREPARE TO BE MOVED

Exton Road, Sherwood, Nottinghamshire NG5 IHA

£1,050 PCM

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PERFECT FAMILY HOME...

This three bedroom semi detached house is coming to the market well presented throughout boasting spacious accommodation with ample in-built storage spanning over the two floors. The neutral decor helps make this the perfect home for any family looking to be located in the popular location of Sherwood, near to a range of shops, eateries, schools and transport links into the City Centre. Internally to the ground floor the property comprises of a porch, entrance hall, spacious living room, separate dining room and modern fitted kitchen with appliances. To the first floor are three good sized bedrooms serviced by a three piece family bathroom suite. Outside to the front is a garden area with decorative plants and shrubs and a driveway providing ample off street parking and to the rear is a tiered garden, perfect for Summer!

AVAILABLE NOW





- Semi Detached House
- Three Bedroom
- Spacious Living Room & Separate Dining Room
- Modern Fitted Kitchen
- Three Piece Bathroom Suite
- Ample In-Built Storage Throughout
- Rear Garden
- Driveway Providing Off Street Parking
- Popular Location
- 360 Virtual Tour





ACCOMMODATION

GROUND FLOOR

Porch

The porch has tiled flooring and French doors providing access into the accommodation

Entrance Hall

12'9" x 7'5" (3.90m x 2.27m)
The entrance hall has wooden laminate flooring and carpeted stairs, radiator, in-built storage cupboard, smoke alarm, a range of stain glass windows to the front elevation and a single door providing access to the porch

Kitchen

12'8" x 7'4" (3.87m x 2.26m)
The kitchen has tiled flooring with the luxury of underfloor heating, a range of fitted wall and base units with granite fitted worksurfaces, stainless steel sink and a half with mixer taps and drainer, new free standing cooker with electric hobs, stainless steel splashback and an extractor fan, integrated dishwasher, new freestanding fridge/freezer, access to an in-built storage cupboard, UPVC double glazed windows to the side and rear elevation and a single wooden door providing access to the rear garden

Living Room

11'0" x 13'5" max (3.37m x 4.10m max)
The living room has wooden laminate flooring, radiator and a range of UPVC double glazed windows to the front elevation

Dining Room

10'11" x 16'0" (3.33m x 4.88m)
The dining room has wooden laminate flooring, smoke alarm, recessed chimney breast with a multi-fuel stove being HETAS and Ecodesign (2022) approved with tiled hearth, TV point, radiator and UPVC double glazed French doors providing access to the rear garden

FIRST FLOOR

Landing

The landing has carpeted flooring, smoke alarm, stained glass feature window to the side elevation and provides access to the first floor accommodation

Master Bedroom

10'10" x 14'0" max (3.1m x 4.29m max)
The main bedroom has carpeted flooring, recessed chimney breast, radiator, TV point and a range of UPVC double glazed windows to the front elevation

Bedroom Two

10'10" x 11'11" (3.31m x 3.64m)
The second bedroom has carpeted flooring, recessed chimney breast, in-built wardrobe, radiator and UPVC double glazed window to the rear elevation

Bedroom Three

7'11" x 7'5" (2.43m x 2.27m)
The third bedroom has carpeted flooring, radiator, TV point and UPVC double glazed windows to the front elevation

Bathroom

8'11" x 7'4" (2.72m x 2.25m)
The bathroom has new vinyl flooring, partially tiled walls, loft hatch, low level flush WC, pedestal washbasin with mixer taps, in-built storage cupboard, radiator, a recently installed boiler panelled bath with mixer taps and a shower over and two UPVC double glazed obscure windows to the side and rear elevation

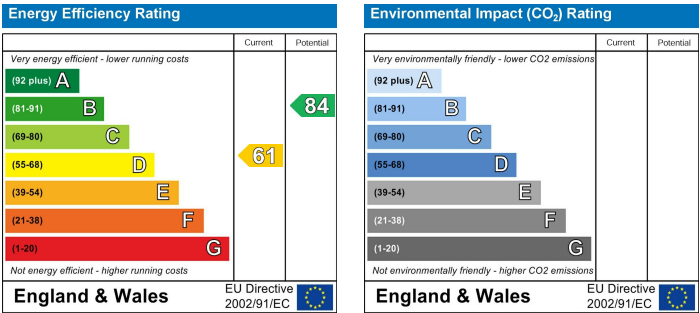
OUTSIDE

FRONT

To the front is a garden area with decorative plants and shrubs, steps leading to the property and driveway providing ample off street parking with a wall surround

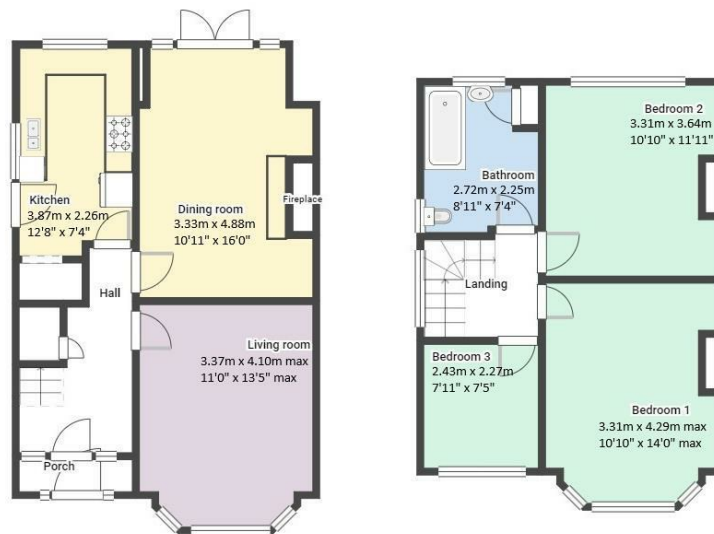
REAR

To the rear is a garden with patio, lawn, decorative plants and shrubs with a wall and fence surround



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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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