

HoldenCopley

PREPARE TO BE MOVED

Exton Road, Sherwood, Nottinghamshire NG5 IHB

Guide Price £210,000 - £220,000

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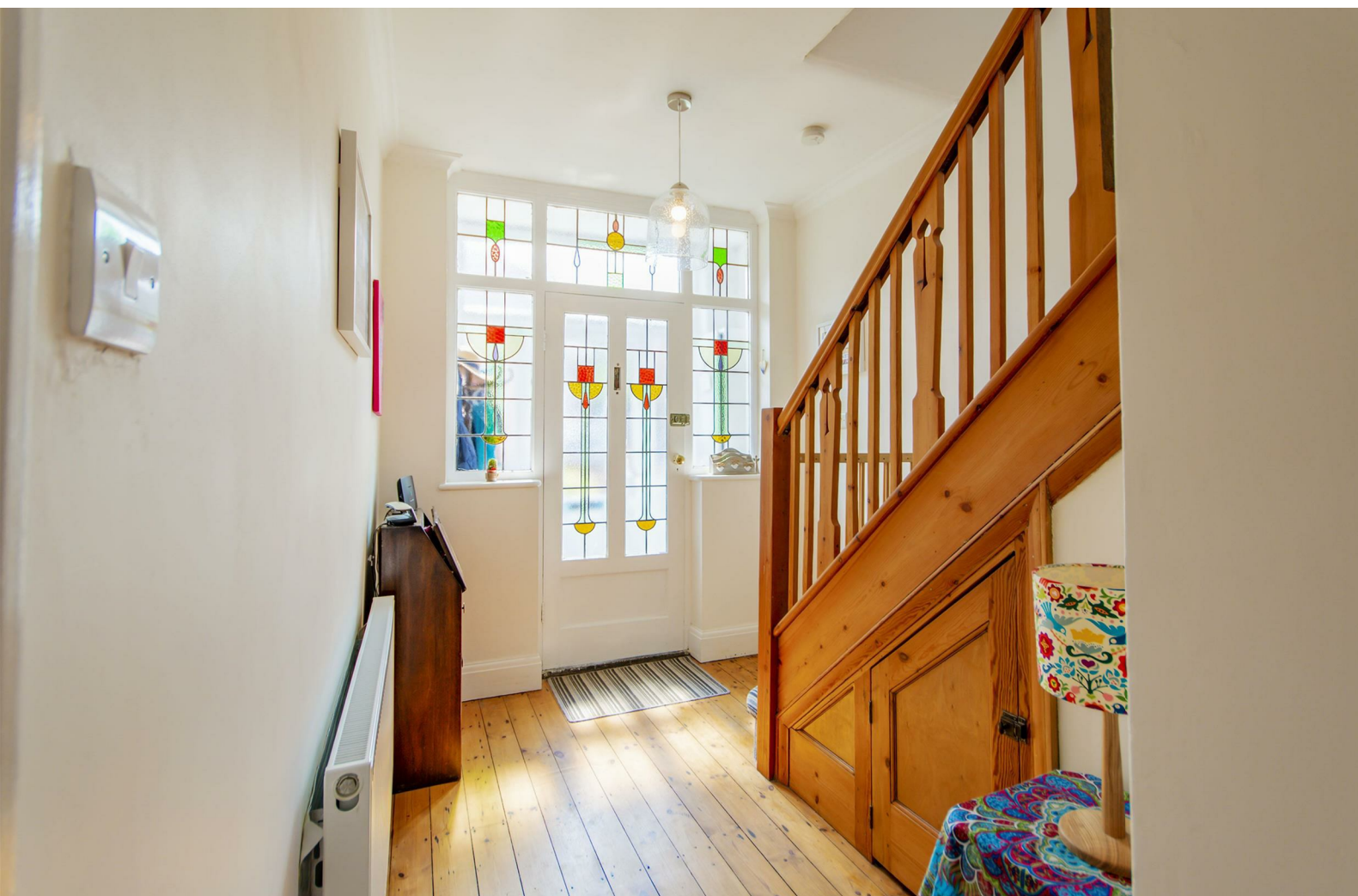


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LOCATION, LOCATION, LOCATION...

This traditional style three bedroom semi detached house is situated in a popular area just a stones's throw away from Nottingham City Hospital, a range of schools and the various local amenities Sherwood has to offer. This property offers a wealth of new and original features throughout including original flooring, a new front door, a new boiler and much more! To the ground floor is an entrance hall, a spacious lounge diner and a modern kitchen with a pantry cupboard. The first floor carries three good sized bedrooms serviced by a stylish four piece bathroom suite. Outside to the front is a driveway and to the rear is a multi-level garden offering fantastic views. The property has also had planning permission granted for a single storey rear extension and raised patio, which expires in 2021 - 18/01861/PFUL3 (PP-07262723).

MUST BE VIEWED





- Semi Detached House
- Three Bedrooms
- Modern Kitchen
- Spacious Lounge Diner
- Four Piece Bathroom
- New & Original Features Throughout
- Driveway
- Fantastic Views
- Multi-Level Garden
- Popular Location





GROUND FLOOR

Porch

The porch has UPVC double glazed windows and door to the front elevation, original tiled flooring and provides access into the accommodation

Entrance Hall

The entrance hall has solid wood flooring, a radiator, stained glass window and door, timber staircase and spindles, an under stair storage cupboard, coving to the ceiling and carpeted stairs

Lounge / Diner

10'11" x 24'6" (3.34 x 7.47)
The lounge diner has a UPVC double glazed stained glass bay window, solid wood flooring, a TV point, two radiators, a recessed chimney breast alcove, additional UPVC double glazed windows to the rear elevation and double french doors to the garden

Kitchen

7'5" x 10'4" (2.27 x 3.16)
The kitchen has a range of base and wall units with rolled edge worktops, a stainless steel sink with mixer taps and drainer, an integrated oven with a gas hob and extractor fan, an integrated microwave, space and plumbing for a washing machine, tiled splash back, tiled flooring, access to a pantry cupboard, a UPVC double glazed window to the side elevation and a single door providing access to the garden

FIRST FLOOR

Landing

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

Bedroom One

11'1" x 11'8" (3.39 x 3.58)
The main bedroom has a UPVC double glazed bay window to the front elevation, solid wood flooring, a recessed chimney breast alcove and a radiator

Bedroom Two

9'10" x 11'10" (3.02 x 3.63)
The second bedroom has a UPVC double glazed window to the rear elevation, carpeted flooring, a radiator and two built in wardrobes

Bedroom Three

7'6" x 7'11" (2.29 x 2.43)
The third bedroom has a UPVC double glazed window to the front elevation, carpeted flooring and a radiator

Bathroom

7'5" x 9'1" (2.27 x 2.78)
The bathroom has a low level flush WC, a vanity unit wash basin, a panelled bath, a shower enclosure with a rainfall shower and a handheld shower head, a chrome heated towel rail, tiled flooring, partially tiled walls, a floor to ceiling storage cupboard, an extractor fan, recessed spotlights, access to the loft and a UPVC double glazed window to the rear elevation

OUTSIDE

Front

To the front of the property is a range of decorative plants, a walled garden, a driveway and gated access to the side and rear

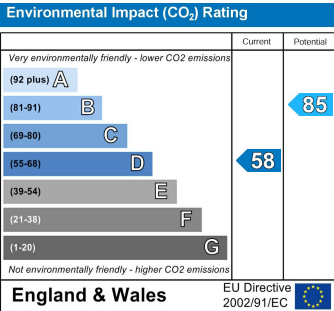
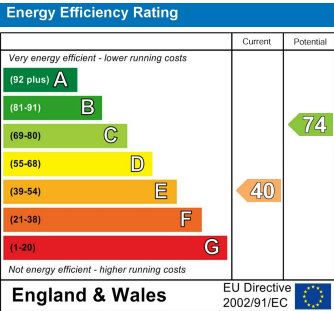
Rear

To the side of the property is gated access to the front, an outhouse, patio, fence panelling and steps down to a lawn, hedged borders and shrubbery. There is also gated access and steps down to a low maintenance garden with rockery and shrubbery

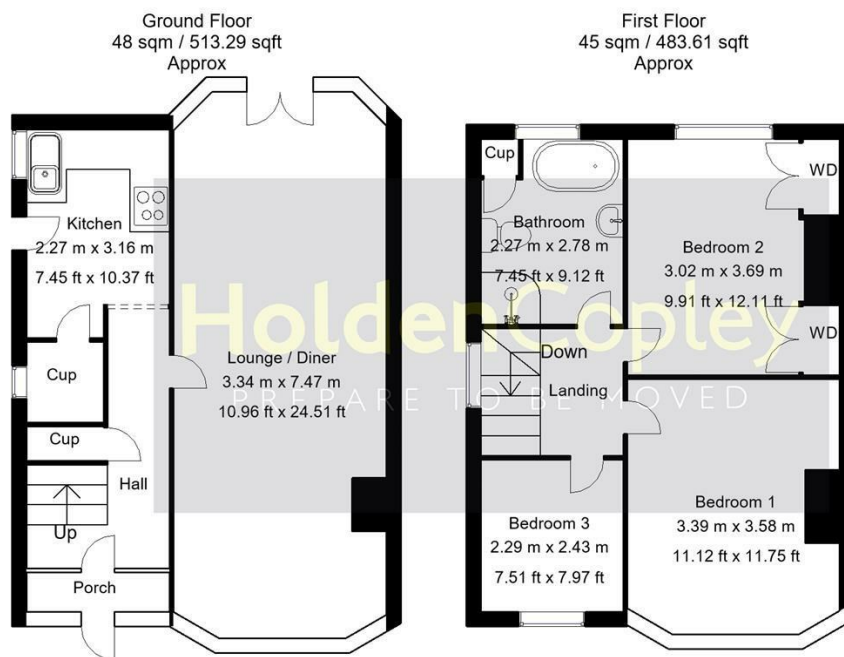
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