

HoldenCopley

PREPARE TO BE MOVED

Spondon Street, Sherwood, Nottinghamshire NG5 4AB

Guide Price £375,000 - £400,000

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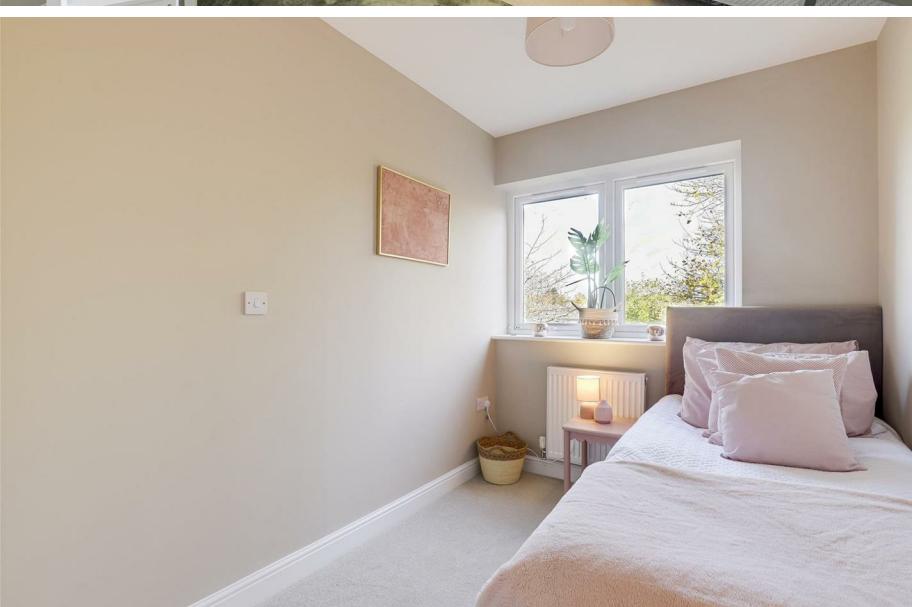
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STUNNING NEW BUILD DETACHED HOME...

This newly built, three-storey detached home is presented to an immaculate standard throughout and has never been lived in, offering modern, spacious, and high-quality accommodation ready to move straight into. Situated in a popular and convenient location, the property benefits from being close to a range of local amenities including shops, great schools, restaurants, public houses, as well as having fantastic transport links and easy access to the city centre. To the ground floor, the accommodation comprises a bay-fronted reception room, a modern open-plan kitchen/diner complete with integrated appliances and bi-folding doors opening out to the rear garden, and a convenient W/C. The first floor hosts three well-proportioned bedrooms and a stylish four-piece family bathroom suite, while the top floor is dedicated to the spacious principal bedroom, which benefits from its own modern en-suite shower room. Outside, the property offers a block-paved driveway providing off-road parking for two vehicles to the front, while to the rear there is a private, landscaped garden featuring a paved patio seating area and a well-maintained lawn.

NO UPWARD CHAIN





- Newly Built Detached Three Storey House
- Four Bedrooms
- Bay Fronted Reception Room
- Modern Fitted Kitchen-Diner With Integrated Appliances & Bi-Folding Doors
- Ground Floor W/C
- Contemporary Four Piece Bathroom Suite & En-Suite
- Off-Road Parking
- Private Landscaped Rear Garden
- Ten Year New Build Warranty
- No Upward Chain





GROUND FLOOR

Entrance Hall

10'1" max x 6'5" (3.07m max x 1.96m)

The entrance hall has wood-effect flooring, carpeted stairs, a radiator and a single composite door providing access into the accommodation.

Living Room

15'3" (min) into bay x 11'9" (4.65m (min) into bay x 3.58m)

The living room has a UPVC double-glazed bay window to the front elevation, wood-effect flooring and a radiator.

Inner Hall

8'6" x 3'4" (2.60m x 1.02m)

The inner hall has wood-effect flooring, a built-in cupboard, a built-in cupboard with double doors and a recessed spotlight.

W/C

6'0" x 3'6" (1.84m x 1.09m)

This space has a low level flush W/C, a pedestal wash basin with a tiled splashback, wood-effect flooring, a chrome heated towel rail, an extractor fan and a recessed spotlight.

Kitchen-Diner

15'2" x 10'6" (4.62m x 3.20m)

The kitchen-diner has a range of fitted matte handleless base and wall units with worktops, an integrated oven, a hob with an extractor hood, a stainless steel sink with a drainer, wood-effect flooring, a radiator, space for a dining table, recessed spotlights and bi-folding doors providing access out to the garden.

FIRST FLOOR

Landing

13'3" x 3'8" (4.04m x 1.12m)

The landing has carpeted flooring, a built-in cupboard, recessed spotlights and provides access to the first floor accommodation.

Bedroom Two

13'10" x 8'0" (4.22m x 2.44m)

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

Bedroom Three

15'3" x 7'8" (4.65m x 2.34m)

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

Bedroom Four

10'7" max x 6'9" (3.23m max x 2.06m)

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

Bathroom

8'3" x 8'0" (2.51m x 2.44m)

The bathroom has a low level flush W/C, a pedestal wash basin, a corner fitted shower enclosure with a mains-fed shower, a fitted panelled bath, wood-effect flooring, partially tiled walls, a chrome heated towel rail, an electric shaving point, an extractor fan and a UPVC double-glazed obscure window to the side elevation.

SECOND FLOOR

Landing

7'7" x 3'1" (2.33m x 0.95m)

The landing has carpeted flooring, a skylight and provides access to the second floor accommodation.

Principle Bedroom

24'5" max x 11'9" (7.44m max x 3.58m)

The principle bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, two skylights and access into the en-suite.

En-Suite

7'1" x 5'6" (2.14m x 1.68m)

The en-suite has a low level flush W/C, a pedestal wash basin, a fitted shower enclosure, wood-effect flooring, partially tiled walls, a chrome heated towel rail, an electric shaving point, an extractor fan and a recessed spotlight.

OUTSIDE

Front

To the front is a block paved driveway, courtesy lighting and a pathway leading to the rear garden.

Rear

To the rear is a private landscaped garden with a paved patio seating area, a lawn, courtesy lighting, an outdoor power point and a mix of fence-panelled and brick-built boundaries.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas - Connected to Mains Supply

Septic Tank – No

Broadband Speed - Unavailable

Phone Signal – 3G, 4G & 5G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Non-Standard Construction - No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band B

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:

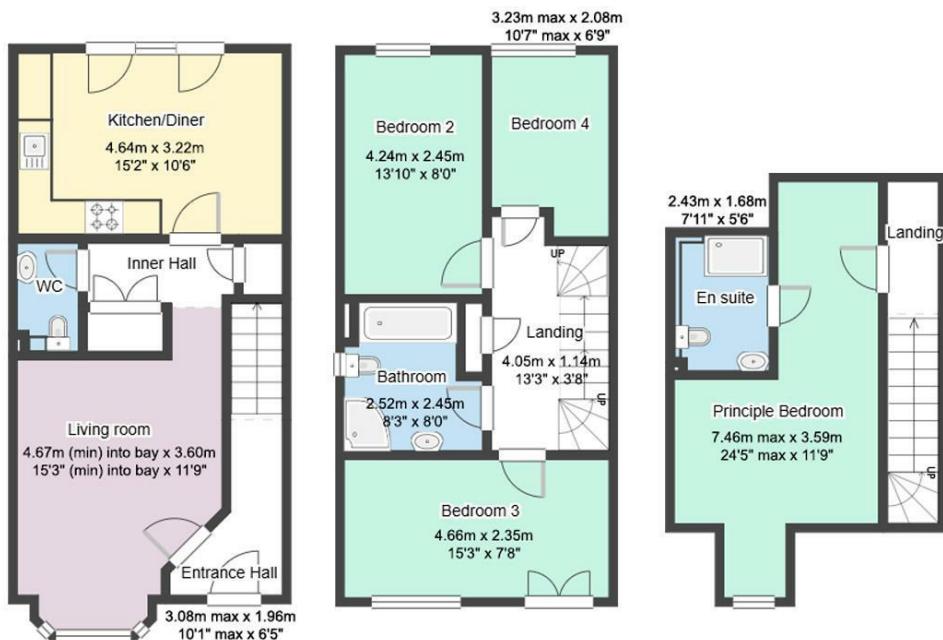
Property Tenure is Freehold

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

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 license 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.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.

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



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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