

# HoldenCopley

PREPARE TO BE MOVED

Watcombe Circus, Sherwood, Nottinghamshire NG5 2DU

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Guide Price £500,000 - £525,000



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### FORMER CARE HOME...

This extended detached property has been a residential care home for over the last 30 years. The house has an abundance of space as is ripe for further development- subject to consent. The care home has recently ceased trading. Situated in a prime location just a short distance away from Sherwood Shopping area with excellent transport links. To the ground floor there is a grand entrance hall, three reception rooms and a kitchen alongside three bedrooms, a W/C and a four piece bathroom suite. There is also access to the basement level which is currently being used as additional storage space and a laundry room. Upstairs on the first floor are seven bedrooms, a store room, a bathroom and an additional W/C. The second floor carried a further two bedrooms, a W/C and an office space. Outside to the front is ample parking and to the rear is a generous sized garden with patio and a lawn.

### MUST BE VIEWED







- Former Care Home
- Extended Detached
- 11 Bedrooms
- Three Receptions
- Laundry Room
- Four Levels
- Prime Location
- Lots Of Potential
- Freehold
- No Upward Chain











GROUND FLOOR

Porch

The porch has wood effect laminate flooring, UPVC stained glass windows and a composite front door providing access into the accommodation

Entrance Hall

The entrance hall has a radiator, coving to the ceiling, carpeted flooring, an original glazed window and a UPVC double glazed window

Hall

The hall has original glazed windows and carpeted flooring

Living Room

14'10" x 14'0" (4.54 x 4.27)

The living room has a UPVC double glazed bay window, carpeted flooring, an aerial point, wall light points, coving to the ceiling, two radiators and a feature fireplace with a decorative mantelpiece

W/C

This space has a low level flush WC, a pedestal hand wash basin, a hand towel dispenser, a soap dispenser, part tiled walls, chrome hand rails, tiled walls and a window

Kitchen

14'5" x 10'7" (4.41 x 3.24)

The kitchen has a range of co-ordinating base and wall units with rolled edge work surfaces and a breakfast bar, a stainless steel sink and a half with mixer taps and drainer, an additional round stainless steel sink with taps, a freestanding oven with gas hob and extractor fan, tiled splash back, a freestanding dishwasher, a freestanding tall fridge, hand towel dispensers, a soap dispenser and a UPVC double glazed window

Dining Room

13'11" x 12'11" (4.25 x 3.96)

The dining room has wood effect laminate flooring, coving to the ceiling, a radiator, part wood panelled walls, a feature fireplace with a decorative mantelpiece, original windows with double doors leading out to the conservatory

Bathroom

6'5" x 5'11" (1.98 x 1.81)

This space has a panelled bath with a handheld shower head, chrome hand rails, tiled walls, tiled flooring and a UPVC double glazed window

Conservatory

11'9" x 7'2" (3.60 x 2.19)

The conservatory has a radiator, a range of UPVC double glazed windows and access to the rear

Room Two

9'11" x 9'1" (3.03 x 2.79)

This room has a UPVC double glazed window, a radiator, a wardrobe, a storage unit and carpeted flooring

Shower Room

8'3" x 6'0" (2.53 x 1.84)

The shower room has a low level flush WC, a pedestal hand wash basin, a walk in shower enclosure, tiled flooring, tiled walls, an extractor fan, a hand towel dispenser, a soap dispenser, a radiator and a window

Room Three

13'9" x 12'9" (4.20 x 3.91)

This room has a window, a dado rail, carpeted flooring, a radiator and a storage cupboard

Room One

11'0" x 10'11" (3.36 x 3.33)

This room has a window, carpeted flooring, a radiator and a dado rail

Hall

The hall has wood effect laminate flooring

BASEMENT LEVEL

Office

13'6" x 6'5" (4.14 x 1.98)

The office has storage units, lockers and a hand towel dispenser

Laundry Room

15'5" x 10'0" (4.72 x 3.07)

The laundry room has various storage cupboards, a stainless steel sink with taps, a soap dispenser, space and plumbing for a washing machine, space for a tumble dryer and access to the rear of the property

Food Store

10'9" x 10'5" (3.28 x 3.20)

This area has a tall fridge, a freezer, an extractor fan and storage units

Store Room

7'9" x 6'6" (2.37 x 1.99)

FIRST FLOOR

Landing

The landing has carpeted flooring and provides access to the first floor accommodation

Hall

The hall has a loft hatch, carpeted flooring and a UPVC double glazed window

Room Six

12'9" x 10'4" (3.91 x 3.17)

This room has a window, carpeted flooring, a radiator and fitted shelves

W/C

This space has a low level flush WC, a floating hand wash basin, tiled flooring, a hand towel dispenser, a soap dispenser and an extractor fan

Room Five

9'9" x 9'6" (2.99 x 2.91)

This room has a UPVC double glazed window, a radiator and carpeted flooring

Room Four

12'9" x 7'8" (3.90 x 2.34)

The fourth bedroom has two windows, wood effect laminate flooring and a radiator

Hall

The hall has carpeted flooring and coving to the ceiling

Room Seven

13'11" x 12'11" (4.26 x 3.95)

This room has a UPVC double glazed bay window, carpeted flooring, a radiator, coving to the ceiling, two wardrobes and matching storage unit

Room Eight

11'0" x 10'7" (3.37 x 3.25)

This room has a UPVC double glazed window, a radiator and carpeted flooring

Bathroom

7'10" x 6'4" (2.39 x 1.94)

The bathroom has a low level flush WC, a pedestal hand wash basin, a panelled bath, a soap dispenser, a hand towel dispenser, part tiled walls, a chrome hand rail, a radiator and a window

Store Room

7'10" x 5'7" (2.40 x 1.71)

The store room has a range of base and wall units with rolled edge work surfaces, an under counter fridge, part tiled walls, an extractor fan, a window and a radiator

Room Nine

13'11" x 10'7" (4.25 x 3.25)

This room has a UPVC double glazed bay window, a radiator, carpeted flooring, coving to the ceiling and a single bed

Room Ten

9'11" x 9'6" (3.04 x 2.91)

This room has a UPVC double glazed window, carpeted flooring and a radiator

SECOND FLOOR

Room Eleven

16'7" x 16'7" (5.08 x 5.07)

This room has two UPVC double glazed windows, carpeted flooring, a loft hatch, a wardrobe, matching storage units and a radiator

Room Twelve

12'11" x 7'7" (3.94 x 2.32)

This room has a UPVC double glazed window, carpeted flooring, shelving units, a wardrobe, a radiator and a fire exit door

W/C

This space has a low level flush WC, a floating hand wash basin, a soap dispenser, an electrical shaving point, a hand towel dispenser, part tiled walls, wood effect laminate flooring and a window

Office

15'1" x 7'6" (4.60 x 2.30)

The office has a window, carpeted flooring, rolled edge desks, storage units and a radiator

OUTSIDE

Front

To the front of the property is ample off road parking and an outdoor light

Rear

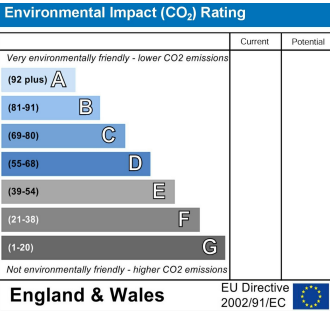
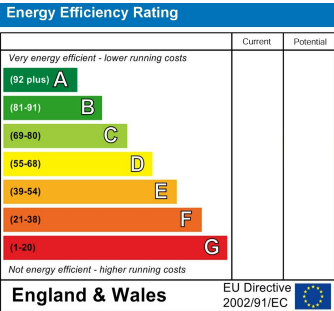
To the rear of the property is a private enclosed garden with a patio area, a lawn and a range of plants and shrubs

DISCLAIMER

Please note: This property is being sold as seen.

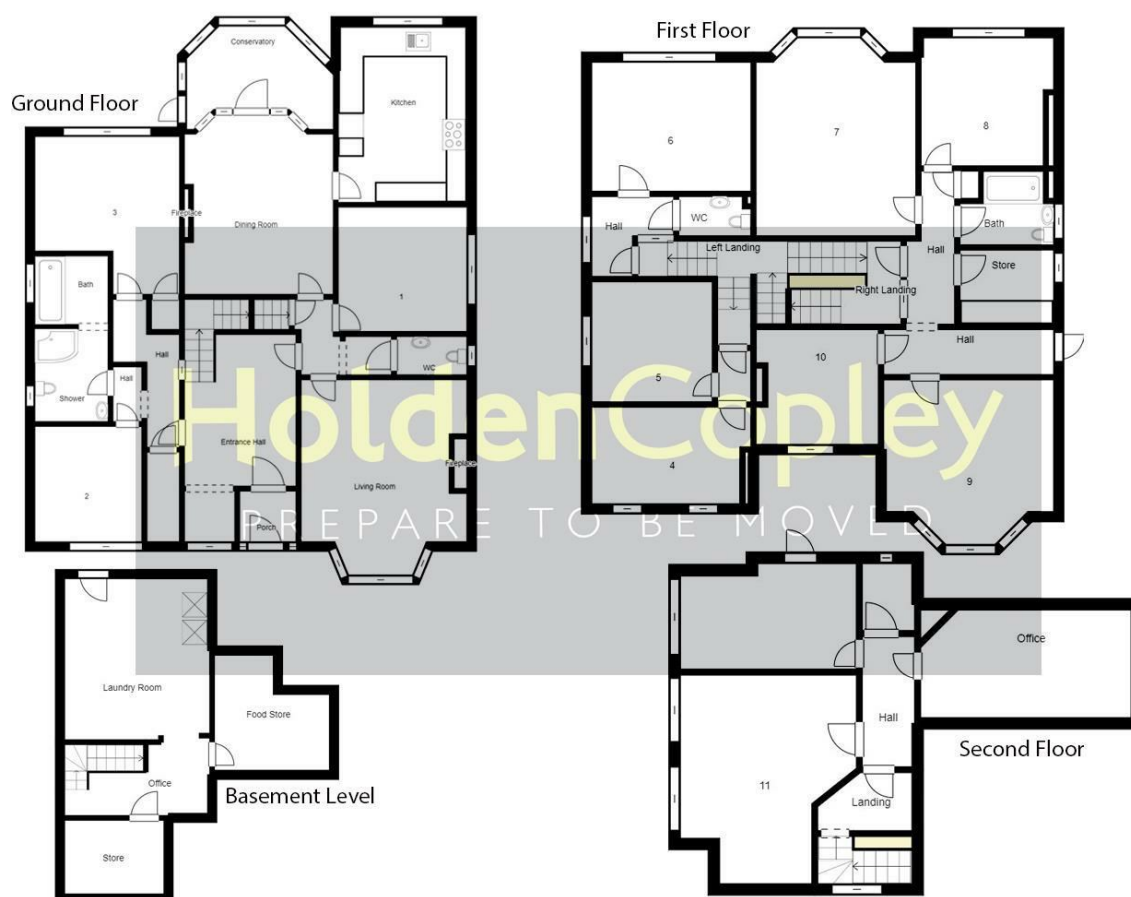
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# Watcombe Circus, Sherwood, Nottinghamshire NG5 2DU



**0115 8969 800**

**26 High Street, Arnold, Nottinghamshire, NG5 7DZ**

**[sales@holdencopley.co.uk](mailto:sales@holdencopley.co.uk)**

**[www.holdencopley.co.uk](http://www.holdencopley.co.uk)**

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