

HoldenCopley

PREPARE TO BE MOVED

Private Road, Sherwood, Nottinghamshire NG5 4DB

Offers In The Region Of £795,000

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GUIDE PRICE £775,000 - £795,000

SPACIOUS DETACHED BUNGALOW...

HoldenCopley are delighted to present this impressive detached bungalow offering spacious and versatile accommodation, perfect for a growing family or anyone seeking single-storey living without compromising on space or style. Positioned within large, well-maintained grounds and conveniently located close to local shops, schools, and a wide range of amenities, this property effortlessly combines comfort and practicality. Internally, the property comprises a welcoming entrance hall leading into a bright and airy living room, enhanced by a large bay window. The living space flows seamlessly into the dining room, where double French doors open out to the garden. The fitted kitchen benefits from a range of integrated appliances, open access to a further dining area, and doors leading to the side garden and a useful utility room. There is also a dedicated office located to the front of the property. The ground floor hosts three double bedrooms, each with its own en-suite, alongside a dressing room to the master bedroom, a boiler room, and a guest W/C. To the first floor, there is an additional double bedroom with a dressing room and a bathroom, offering excellent flexibility for guests or extended family. Externally, the property sits on a generous plot with a driveway providing off-street parking for multiple vehicles and access to both the rear garden and the detached double garage. The south-facing rear garden enjoys plenty of natural sunlight throughout the day and is beautifully landscaped, featuring a spacious decked patio area ideal for outdoor seating or dining, a gravelled section for easy maintenance, and a brick-built outbuilding with potential for a workshop or storage. A further decked patio complete with a pergola provides a charming space to relax, surrounded by mature trees, shrubs, and hedging that give the garden a private and peaceful feel.

MUST BE VIEWED





- Detached Bungalow
- Four Bedrooms
- Three Reception Rooms
- Two Dressing Rooms
- Three En-suites
- Three Piece Bathroom Suite & Ground Floor W/C
- Garage & Driveway
- South Facing Gardens
- Excellent Transport Links
- Must Be Viewed





GROUND FLOOR

Entrance Hall

9'9" x 2'2" (2.99m x 0.647m)

The entrance hall features solid oak flooring, carpeted stairs, and two radiators. Recessed spotlights illuminate the space, while an in-built cupboard provides practical storage. A door leads directly into the main accommodation.

Living Room

14'9" x 14'11" (4.52m x 4.55m)

The living room features a wooden double-glazed bay window, along with an additional wooden double-glazed window, allowing plenty of natural light. It includes a radiator, recessed spotlights, a TV point, and solid oak flooring. The room flows seamlessly into the dining area, creating an open and inviting space.

Dining Room

11'9" x 16'4" (3.60m x 4.99m)

The dining room features full-height double-glazed windows to the rear, a radiator, and solid oak flooring. Double French doors open directly onto the rear garden, bringing in plenty of natural light.

Kitchen

13'8" x 16'11" (4.18m x 5.16m)

The kitchen features a range of fitted base and wall units topped with granite work surfaces, including a central island with a breakfast bar. It is fitted with a composite sink and half, complete with a swan-neck mixer tap and drainer. Two integrated Neff ovens, a Neff hob with extractor fan, and space for an American-style fridge freezer are included, alongside an integrated double dishwasher. The room benefits from recessed spotlights, a radiator, and tiled flooring. A wooden double-glazed bay window with fitted blinds brings in natural light, and the kitchen provides direct access to the dining area.

Dining Area

10'7" x 13'1" (3.23m x 3.99m)

The dining area features fitted units with worktops and two integrated wine coolers, along with two radiators and recessed spotlights. It has tiled flooring and a wooden double-glazed window with fitted blinds, plus double French doors that open out onto the garden.

Utility Room

8'6" x 4'10" (2.61m x 1.48m)

The utility room features a double glazed window to the side elevation, recessed spotlights, a wall-mounted boiler, and provisions for both a washing machine and tumble dryer. The room is finished with tiled flooring.

Office

14'9" x 15'4" (4.51m x 4.68m)

The office features a wooden double-glazed bay window to the front and a UPVC double-glazed window to the side, both fitted with blinds. It also includes a radiator, recessed spotlights, and solid oak flooring.

Master Bedroom

15'7" x 17'9" (4.76m x 5.43m)

The main bedroom features carpeted flooring, a radiator, and an in-built cupboard housing the boiler. It is lit by recessed spotlights and benefits from sliding patio doors that open onto the rear garden. The room also provides direct access to the dressing room and en-suite.

Dressing Room

9'4" x 6'3" (2.85m x 1.93m)

The dressing room features a vertical radiator, recessed spotlights, generous hanging and storage space, and soft carpeted flooring, creating a warm and functional environment.

En-Suite

10'0" x 5'9" (3.05m x 1.77m)

The en-suite includes a wooden double-glazed obscure window, a low-level flush W/C, a pedestal wash basin, and a shower enclosure with a wall-mounted shower. It also benefits from a chrome heated towel rail, an extractor fan, partially tiled walls, and tiled flooring.

Rear Hallway

6'1" x 9'5" (1.87m x 2.89m)

The rear hallway has solid oak flooring, recessed spotlights, and access to the second and third bedroom.

W/C

5'6" x 3'0" (1.70m x 0.93m)

This space has a low level flush W/C, a wall-mounted wash basin, a heated towel rail, recessed spotlights, partially tiled walls, and tiled flooring.

Bedroom Two

13'5" x 12'5" (4.09m x 3.81m)

The second bedroom has a wooden double glazed bay window with fitted blinds, a vertical blind, recessed spotlights, engineered wood flooring, and access into the en-suite.

En-Suite

6'11" x 5'6" (2.12m x 1.68m)

The en-suite features a low-level flush W/C, a vanity-style wash basin, and a panelled bath with a ceiling-mounted rainfall shower and glass screen. Additional highlights include recessed spotlights, a chrome heated towel rail, floor-to-ceiling tiling, and matching tiled flooring.

Bedroom Three

13'6" x 10'6" (4.13m x 3.21m)

The third bedroom features two wooden double-glazed windows to the rear and side elevations, a radiator, engineered wood flooring, and access to the en-suite.

En-Suite

9'3" x 5'10" (2.82m x 1.78m)

The en-suite features a low-level flush W/C, a vanity-style wash basin, and a panelled bath with a wall-mounted rainfall shower and glass screen. Additional highlights include recessed spotlights, a chrome heated towel rail, floor-to-ceiling tiling, and matching tiled flooring.

FIRST FLOOR

Landing

6'9" x 6'3" (2.08m x 1.91m)

The landing features carpeted flooring, eaves storage, an in-built cupboard, and provides access to the first-floor accommodation.

Bedroom Four

13'6" x 13'10" (4.12m x 4.22m)

The fourth bedroom has a wooden double glazed window to the rear elevation, a radiator, wooden beams to the ceiling, carpeted flooring, and access into the dressing room.

Dressing Room

10'4" x 15'10" (max) (3.15m x 4.85m (max))

The dressing room has a UPVC double glazed window to the rear elevation, a radiator, wooden beams to the ceiling, and carpeted flooring.

Bathroom

7'3" x 6'5" (2.21m x 1.98m)

The bathroom has a Velux window, a low level flush W/C, a vanity-style wash basin, a bath, an extractor fan, and a chrome heated towel rail.

OUTSIDE

Front

The property features a driveway at the front, offering parking for multiple vehicles and access to both the rear garden and the detached garage.

Double Garage

The double garage has lighting, electrics and an up and over door opening out to the driveway.

Rear

To the rear of the property is a beautifully arranged south-facing garden that enjoys plenty of natural sunlight throughout the day. It features a spacious decked patio area, ideal for outdoor seating or entertaining, along with a gravelled section that adds both texture and practicality to the space. A brick-built outbuilding with a window and wooden door provides useful storage. It provides office space and useful storage with heating, lighting, and electrics. Beyond this, there is a further decked patio area complete with a pergola, creating a charming spot for relaxing or dining outdoors. The garden is attractively bordered by a well-maintained hedge and includes a variety of established plants, shrubs, bushes, and trees, giving it a mature and private feel.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1800Mbps and Upload Speed 1000Mbps

Phone Signal – Good coverage of Voice, 4G & 5G - Some coverage of 3G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defences – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band G

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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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