

# HoldenCopley

PREPARE TO BE MOVED

Sceptre Street, Sherwood, Nottinghamshire NG5 2HT

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Offers Over £215,000

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## MUST BE VIEWED

This recently built modern three storey townhouse is situated in the heart of Sherwood with just a short walking distance to various shops, bars, restaurants and excellent transport links into the city centre.

The property benefits from combination gas central heating providing instant domestic hot water, a burglar alarm system, brand new carpets fitted throughout and the remaining new home warranty.

To the ground floor comprises of an entrance hall, a downstairs W/C and an open plan family dining kitchen with engineered Oak flooring and underfloor heating running throughout.

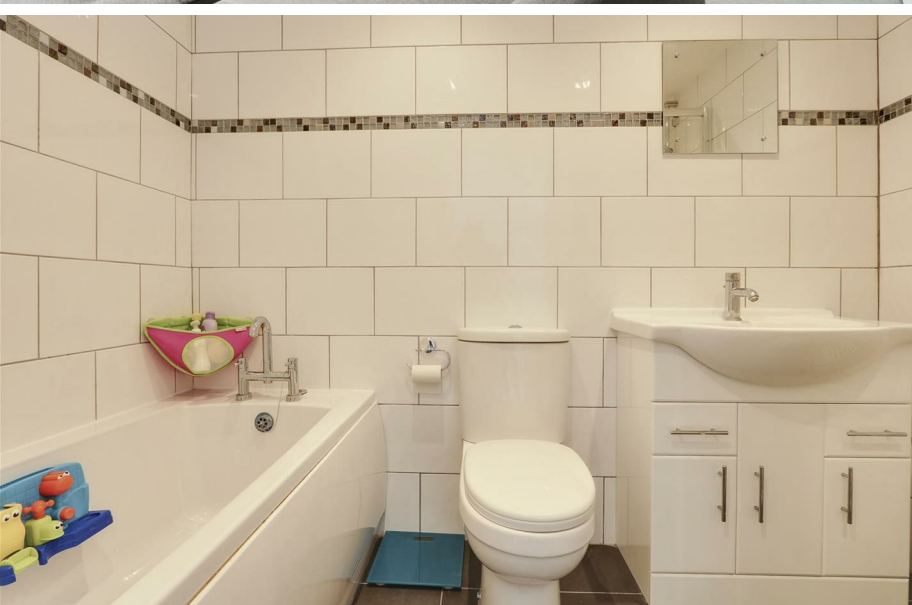
The first floor carries two double bedrooms and the family bathroom. Upstairs on the second floor is the master bedroom suite with a built in wardrobe, a balcony accessed from patio doors and an en-suite bathroom fitted with a three piece suite.

Outside to the rear is a private enclosed low maintenance garden with a paved patio seating area and enclosed by timber fencing.

\*360° VIRTUAL TOUR AVAILABLE\*







- Modern Townhouse
- Three Storey
- Three Double Bedrooms
- Open Plan Kitchen & Living
- Bathroom, En-Suite & Ground Floor W/C
- Low Maintenance Garden
- Balcony
- Still Has New Build Guarantee
- Popular Location
- Brand New Carpets Fitted Throughout











GROUND FLOOR

Entrance Hall

The entrance hall has a cupboard, engineered Oak flooring, underfloor heating, spotlights on the ceiling and provides access into the accommodation

W/C

This space has a low level flush WC, a hand wash basin, part tiled walls, tiled flooring and spotlights on the ceiling

Kitchen

12'8" x 6'9" (3.87 x 2.06)

The kitchen has a range of gloss wall and base units, a stainless steel sink with mixer taps and drainer, a brand new integrated oven, an integrated microwave, an induction hob with extractor fan, an integrated fridge freezer, an integrated washer dryer, part tiled walls, engineered Oak flooring, underfloor heating, spotlights on the ceiling and a double glazed window

Lounge Diner

18'3" x 13'11" (5.58 x 4.25)

The lounge has an aerial point, an under stair storage cupboard, engineered Oak flooring, underfloor heating, spotlights on the ceiling and double french doors leading out to the garden

FIRST FLOOR

Landing

The landing has a radiator, spotlights on the ceiling and provides access to the first floor accommodation

Bedroom Two

14'0" x 10'7" (4.29 x 3.24)

The second bedroom has two double glazed windows, a radiator and spotlights on the ceiling

Bedroom Three

13'10" x 11'10" (4.22 x 3.61)

The third bedroom has two double glazed windows, a radiator and spotlights on the ceiling

Bathroom

8'2" x 6'2" (2.49 x 1.89)

The bathroom has a low level flush WC, a hand wash basin, a bath, a separate shower cubicle, a heated towel rail, tiled walls, tiled flooring and spotlights on the ceiling

SECOND FLOOR

Master Bedroom

14'7" x 10'5" (4.46 x 3.20)

The main bedroom has two radiators, storage cupboards, spotlights on the ceiling, a Velux window, access to the en-suite and sliding patio doors that lead out to the balcony

En-Suite

7'8" x 6'7" (2.35 x 2.03)

The en-suite has a low level flush WC, a hand wash basin, a bath with an overhead shower and glass panel shower screen, a heated towel rail, tiled walls, tiled flooring, a Velux window and spotlights on the ceiling

Balcony

OUTSIDE

Front

To the front of the property is on street parking

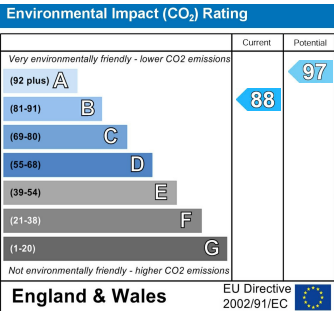
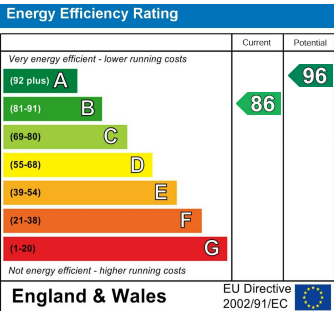
Rear

To the rear of the property is a private enclosed low maintenance garden with patio, raised planters and access via a gate

DISCLAIMER

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