

# HoldenCopley

PREPARE TO BE MOVED

Daybrook Street, Sherwood, Nottinghamshire NG5 2HD

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Guide Price £220,000



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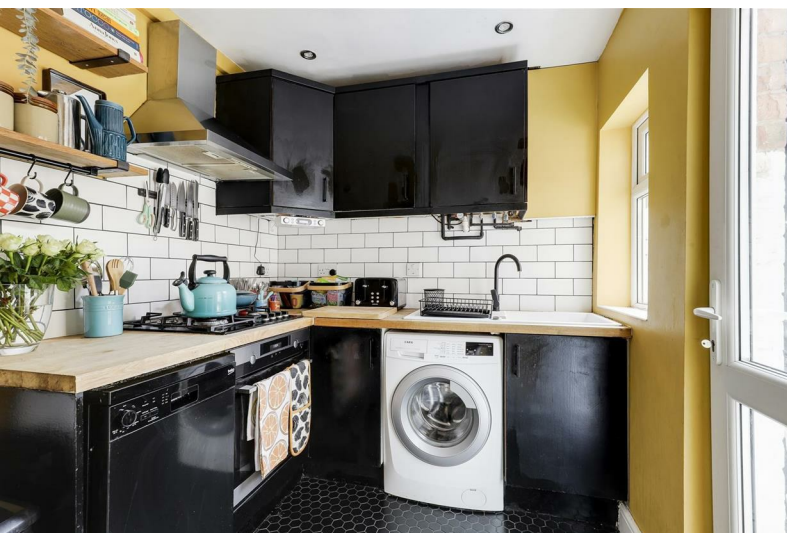


GUIDE PRICE - £220,000 - £230,000

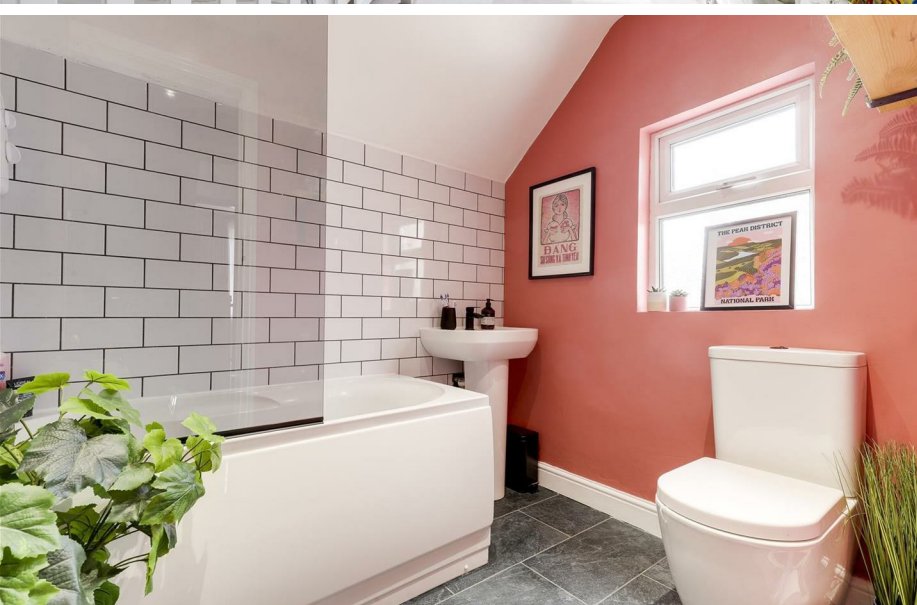
BEAUTIFULLY-PRESENTED THROUGHOUT...

This exceptionally well-presented mid-terraced house is a true gem, stylishly decorated throughout and offering deceptively spacious accommodation arranged over three levels. Perfectly blending modern comfort with elegant design, this home is ready to move straight into. The ground floor welcomes you with an entrance hall leading into a warm and inviting dining area that effortlessly flows into the cosy living room, creating an ideal space for relaxing or entertaining. The fitted kitchen is both practical and attractive, with access to a versatile cellar offering additional storage or potential for further use. On the first floor, you'll find two double bedrooms complemented by a sleek and contemporary bathroom suite. The second floor is dedicated to the master bedroom, providing a peaceful and private retreat. Outside, the property benefits from a low-maintenance courtyard to the rear, perfect for enjoying warmer days. Situated in a convenient and sought-after location, this home is within easy reach of a range of local amenities, excellent transport links, highly regarded schools, and offers easy access to both the City Hospital and Nottingham City Centre—making it an ideal choice for a variety of buyers.

MUST BE VIEWED







- Mid-Terraced House
- Three Double Bedrooms
- Open Plan Living & Dining Room
- Fitted Kitchen
- Cellar
- Three-Piece Bathroom Suite
- Well-Presented Throughout
- Low Maintenance Courtyard
- Popular Location
- Must Be Viewed











GROUND FLOOR

Entrance Hall

13'4" x 2'11" (4.07 x 0.91)

The entrance hall has original wooden flooring, a radiator, wall-mounted coat hooks, and a single wooden door providing access into the accommodation.

Living Room

10'10" x 10'10" (3.32 x 3.32)

The living room has a UPVC double-glazed window with bespoke fitted shutters to the front elevation, original wooden flooring, a radiator, a TV point, a cast-iron feature fireplace with a decorative surround, and open plan to the dining room.

Dining Room

11'6" x 11'2" (3.52 x 3.42)

The dining room has continued original wooden flooring, a radiator, a UPVC double-glazed window to the rear elevation, a recessed chimney breast alcove, a shelving unit, feature pendant lights, and a freestanding American-style fridge freezer.

Kitchen

6'9" x 6'9" (2.08 x 2.07)

The kitchen has a range of fitted base and wall units with wooden worktops, a composite sink with a swan neck mixer tap and drainer, an integrated oven with a gas hob and extractor fan, a freestanding slimline dishwasher, space and plumbing for a washing machine, tiled splashback, tiled flooring, a radiator, recessed spotlights, a UPVC double-glazed window to the side elevation, and a single UPVC door providing access to the garden. Additionally, there is access to the cellar.

BASEMENT LEVEL

Cellar

14'6" x 3'0" (4.43 x 0.93)

The cellar has lighting.

Cellar

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

The cellar has lighting.

FIRST FLOOR

Landing

11'6" x 2'4" (3.52 x 0.72)

The landing has original wooden flooring and provides access to the first floor accommodation.

Bedroom Two

13'5" x 10'11" (4.10 x 3.33)

The second bedroom has a UPVC double-glazed window to the front elevation, original wooden flooring, two fitted wardrobes, and a radiator.

Bedroom Three

11'6" x 8'9" (3.53 x 2.69)

The third bedroom has a UPVC double-glazed window to the rear elevation, a radiator, and original wooden flooring.

Bathroom

6'10" x 6'0" (2.10 x 1.85)

The bathroom has a low level dual flush WC, a pedestal wash basin with a matte black mono mixer tap, a panelled bathtub with a wall-mounted electric shower fixture and matte black shower head, a tinted shower screen, tiled flooring, partially tiled walls, a chrome heated towel rail, recessed spotlights, and a UPVC double-glazed obscure window to the side elevation.

SECOND FLOOR

Upper Landing

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

Master Bedroom

13'7" x 12'4" (4.16 x 3.76)

The main bedroom has a Velux window with a fitted blind, carpeted flooring, a radiator, and an in-built wardrobe.

OUTSIDE

Front

To the front of the property is on-street parking.

Rear

To the rear of the property is a low maintenance courtyard with a concrete seating area,

decorative blue slate chippings, a circular patio pathway, a range of mature trees and plants, brick-walled boundaries, and a wooden gate to the shared alley for bin access.

ADDITIONAL INFORMATION

- Broadband Networks - Openreach, Virgin Media
- Broadband Speed - Ultrafast available - 1800 Mbps ( download) 220 Mbps (upload)
- Phone Signal – Good 4G / 5G coverage
- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years+
- Flood Risk Area - Very low risk
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues – No

DISCLAIMER

Under The Estate Agency Act, we wish to notify all prospective buyers that this property is being sold by a member of HoldenCopley.

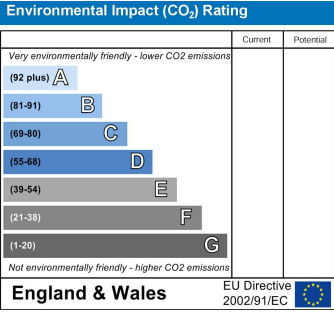
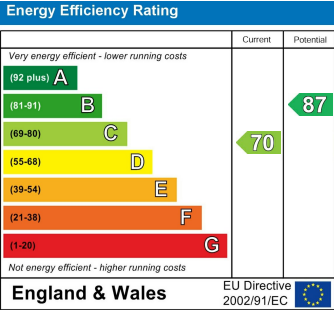
Council Tax Band Rating - Nottingham City Council - Band A  
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:  
Property Tenure is Freehold

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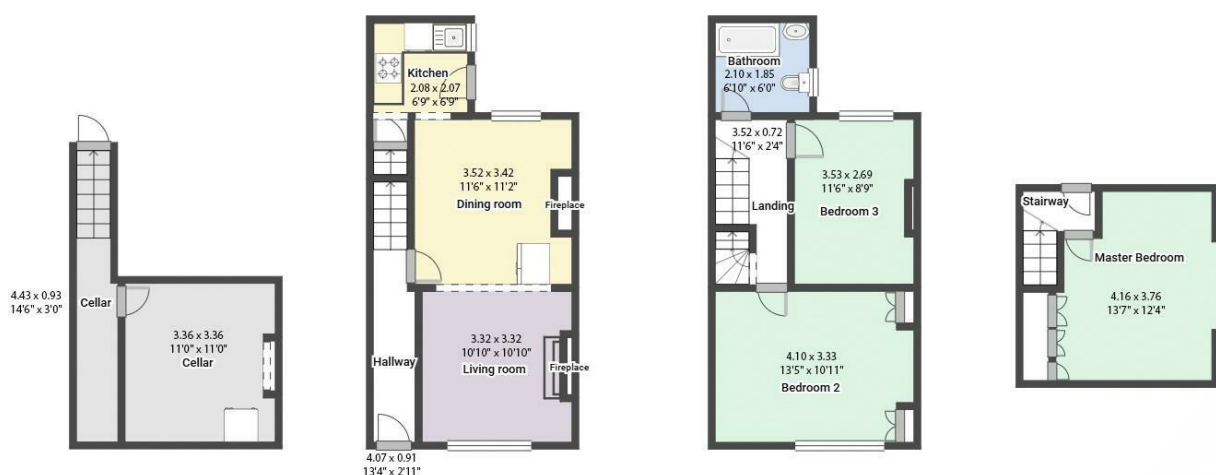
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## FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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