

# HoldenCopley

PREPARE TO BE MOVED

Rufford Road, Sherwood, Nottinghamshire NG5 2NR

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£325,000

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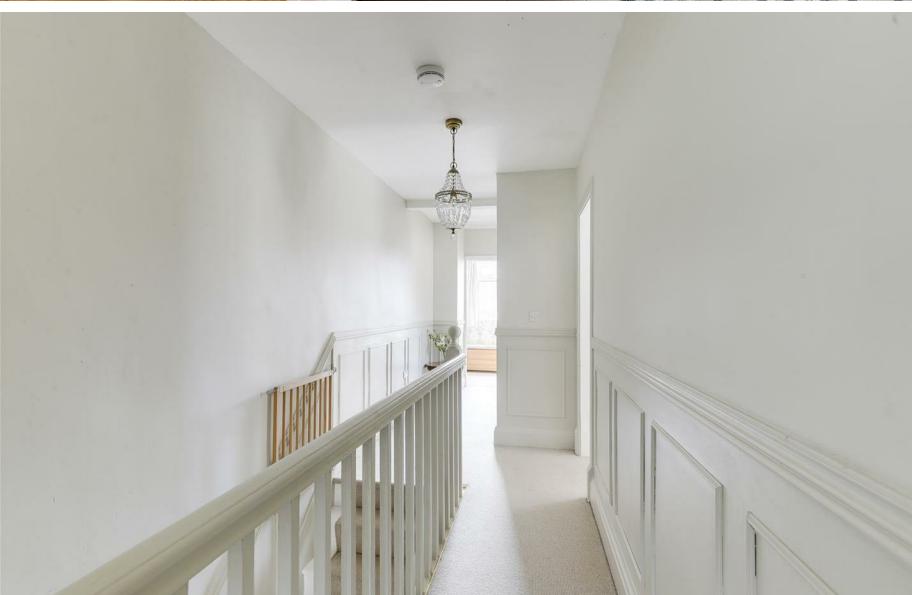


## SEMI DETACHED HOUSE...

Situated in a popular residential area with easy access to local shops, schools, and a wide range of amenities, this beautifully maintained three-bedroom semi-detached home offers the perfect blend of comfort, convenience, and charm. With excellent transport links nearby, this property is ideal for families and commuters alike. The property is set back behind a low-maintenance front garden with gated access leading to the rear. Upon entering through the porch, you're welcomed into a spacious hallway which provides access to the main living areas. The inviting living room features a square bay window that fills the space with natural light, a recessed chimney breast housing a cosy log burner, and an open-plan layout that flows seamlessly into the dining area. Sliding patio doors in the dining room open out to the rear garden, creating a lovely indoor-outdoor living space. The modern fitted kitchen is well equipped and offers further access to the garden through double patio doors. Additional storage and utility space is provided by the cellar, which is accessed from the hallway. Upstairs, the first floor comprises three bedrooms and a stylish three-piece family bathroom suite. The rear garden is a true highlight of the home, south-facing with a patio area, steps leading down to a well-kept lawn, planted borders filled with mature plants, shrubs, and bushes, as well as a gravelled section with a garden shed. Raised planting areas and a secure fence-panelled boundary complete this delightful outdoor space.

MUST BE VIEWED





- Semi Detached House
- Three Bedrooms
- Living Room
- Dining Room
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Cellar
- Enclosed Rear Garden
- Popular Location
- Must Be Viewed





## GROUND FLOOR

### Porch

The porch has carpeted flooring, obscure windows to the front elevation, and double French doors opening to the front garden.

### Hallway

23'3" x 5'10" (7.11 x 1.80)

The hallway has wood-effect flooring, carpeted stairs, an in-built cupboard, a cast iron radiator, a plate rail, coving to the ceiling, and a door providing access into the accommodation.

### Living Room

13'8" x 11'0" (4.19 x 3.37)

The living room has a UPVC double glazed bay window to the front elevation, a cast iron radiator, fitted cupboards, a picture rail, a recessed alcove with a log burner and a slate hearth, wood flooring, and open access into the dining room.

### Dining Room

13'8" x 11'0" (4.17 x 3.37)

The dining room has wood flooring, a picture rail, coving to the ceiling, a recessed chimney breast alcove with a tiled hearth, and sliding patio doors opening to the rear garden.

### Kitchen

14'10" x 9'1" (4.53 x 2.77)

The kitchen has a range of base units with solid oak worktops, a twin Belfast sink with a mixer tap, a range style cooker, an extractor fan, integrated dishwasher and washing machine, recessed spotlights, a UPVC double glazed sash style window to the side elevation, and double French doors opening to the rear garden.

## BASEMENT

### Cellar

23'1" x 14'11" (7.04 x 4.57)

The cellar has lighting, electrics, and split into two sections.

## FIRST FLOOR

### Landing

20'7" x 5'10" (6.29 x 1.78)

The landing has carpeted flooring, partially wood paneling to the walls, access into the loft, and access to the first floor accommodation.

### Master Bedroom

17'5" x 11'5" (5.32 x 3.49)

The main bedroom has two UPVC double glazed windows to the front elevation, a cast iron radiator, a wrought iron feature fireplace, and original painted wood flooring.

### Bedroom Two

13'9" x 11'1" (4.20 x 3.39)

The second bedroom has a UPVC double glazed window to the rear elevation, a radiator, a wrought iron feature fireplace, and original painted wood flooring.

### Bedroom Three

9'3" x 6'0" (2.82 x 1.83)

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

### Bathroom

8'9" x 5'2" (2.67 x 1.60)

The bathroom has two UPVC double glazed obscure windows to the rear elevation, a low level flush W/C, a vanity-style wash basin, a panelled bath with a handheld shower fixture, a heated towel rail, partially wood paneling, partially tiled walls, and tiled flooring.

## OUTSIDE

### Front

To the front of the property is a low-maintenance garden, and gated access to the rear garden.

### Rear

To the rear of the property is a south facing garden with courtesy lighting, a patio area, steps down to a lawn, planted borders with various plants, shrubs and bushes, a gravelled area with a shed, raised planted areas, fence panelled boundary, and gated access.

## ADDITIONAL INFORMATION

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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 220Mbps

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 Defenses – No

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:

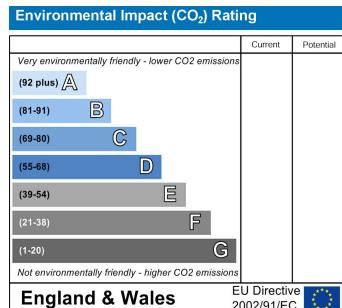
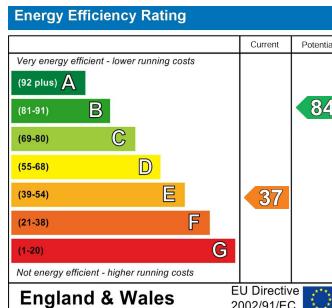
Property Tenure is Freehold

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 information will be confirmed by your solicitor via the management pack and Landlord pack where applicable. We strongly recommended that you contact your solicitor before entering into negotiations to confirm the accuracy of information.

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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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