

HoldenCopley

PREPARE TO BE MOVED

Kelham Drive, Sherwood, Nottinghamshire NG5 IRB

£375,000

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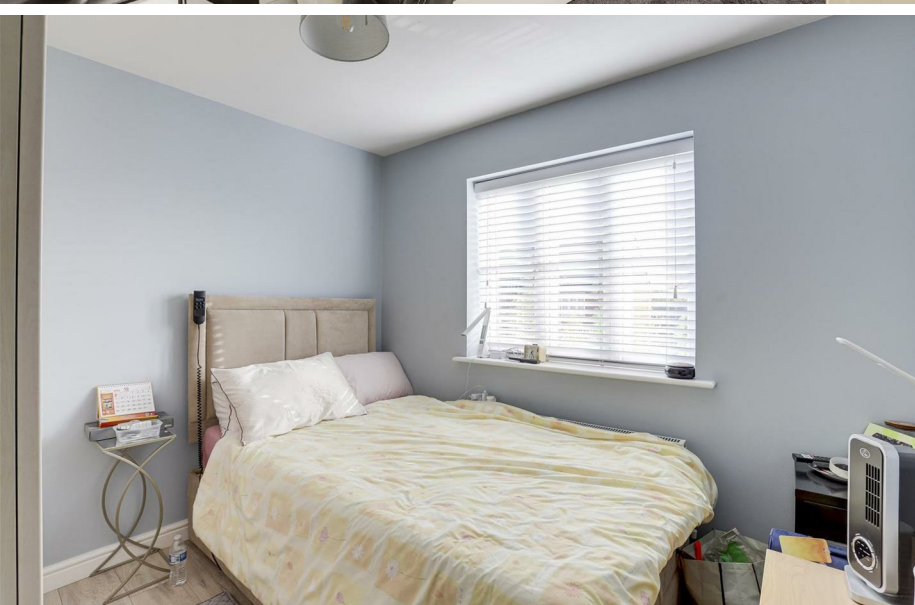


DETACHED FAMILY HOME IN PRIME LOCATION...

This four bedroom detached house offers spacious accommodation throughout, making it the perfect home for a growing family looking to move straight in. Situated in a desirable location, the property is within easy reach of local shops, popular restaurants, great schools, and convenient transport links, while being just a short distance from the City Centre. To the ground floor, the property comprises an entrance hall, a W/C, a bright and spacious living room featuring an inset flame-effect fireplace, a bay-fronted dining room, and a well-appointed fitted kitchen. The first floor offers four good-sized bedrooms, all benefiting from fitted wardrobes, with the master bedroom enjoying access to an en-suite. Completing this level is a three-piece family bathroom and access to a boarded loft, providing additional storage space. Outside, the property boasts a driveway and an integral garage to the front, providing ample off-street parking. To the rear is a private, well-maintained garden featuring two paved patio seating areas and a lawn – ideal for family living and entertaining during the warmer months. The property also benefits from solar panels, offering energy efficiency and cost savings.

MUST BE VIEWED





- Detached Family Home
- Four Bedrooms
- Well Appointed Fitted Kitchen
- Two Spacious Reception Rooms
- Ground Floor W/C
- Three Piece Bathroom Suite & En-Suite
- Off-Road Parking & Garage
- Private Enclosed Rear Garden
- Popular Location
- Owned Solar Panels





GROUND FLOOR

Entrance Hall

19'3" x 5'5" (5.87m x 1.67m)

The entrance hall has tiled flooring, carpeted stairs, a radiator, a built-in cupboard and a single composite door providing access into the accommodation.

W/C

6'0" x 3'3" (1.85m x 1.01m)

This space has a low level concealed flush W/C, a vanity style wash basin with a tiled splashback, tiled flooring, a chrome heated towel rail, an extractor fan and a UPVC double-glazed obscure window to the side elevation.

Living Room

19'3" x 10'9" (5.87m x 3.29m)

The living room has a UPVC double-glazed window to the front elevation, wood-effect flooring, an inset flame-effect fireplace, coving and UPVC sliding patio doors providing access out to the garden.

Kitchen

11'5" x 9'4" (3.50m x 2.87m)

The kitchen has a range of fitted base and wall units with worktops and a tiled splashback, an integrated oven, a gas hob with an extractor hood, a stainless steel sink and a half with a drainer and a moveable swan neck mixer tap, space and plumbing for a washing machine and dishwasher, space for a fridge-freezer, tiled flooring, a UPVC double-glazed window to the rear elevation and a single composite door providing side access.

Dining Room

12'1" x 9'5" (3.70m x 2.89m)

The dining room has a UPVC double-glazed bay window to the front elevation, wood-effect flooring, a radiator, recessed spotlights and coving.

FIRST FLOOR

Landing

12'7" x 11'1" (3.84m x 3.39m)

The landing has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, access into the boarded loft and provides access to the first floor accommodation.

Master Bedroom

10'10" x 9'7" (3.31m x 2.93m)

The main bedroom has a UPVC double-glazed window to the front elevation, wood-effect flooring, a radiator, floor to ceiling fitted wardrobes and access into the en-suite.

En-Suite

7'10" x 5'10" (2.39m x 1.78m)

The en-suite has a low level flush W/C, a vanity style wash basin, a corner fitted shower enclosure with a mains-fed over the head rainfall shower, a hand-held shower and waterproof wall panels, tile-effect flooring, tiled walls, recessed spotlights, an extractor fan and a UPVC double-glazed obscure window to the front elevation.

Bedroom Two

11'3" x 9'6" (3.44m x 2.91m)

The second bedroom has a UPVC double-glazed window to the rear elevation, wood-effect flooring, a radiator and floor to ceiling fitted wardrobes.

Bedroom Three

10'9" x 9'6" (3.30m x 2.91m)

The third bedroom has a UPVC double-glazed window to the front elevation, wood-effect flooring, a radiator and floor to ceiling fitted wardrobes.

Bedroom Four

11'0" x 7'4" (3.35m x 2.24m)

Bathroom

6'9" x 5'5" (2.06m x 1.67m)

The bathroom has a low level concealed flush W/C, a vanity style wash basin, a fitted P shaped panelled bath with a mains-fed over the head rainfall shower, hand-held shower, waterproof wall panels and a glass shower screen, tile-effect flooring, tiled walls, a chrome heated towel rail, recessed spotlights, an extractor fan and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front is a driveway, a garage, mature shrubs, a tree and courtesy lighting.

Rear

To the rear is a private garden with two paved patio seating areas, a lawn, various plants, mature trees, an outdoor tap, courtesy lighting and fence panelled boundaries.

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 1800 Mbps and Upload Speed 220 Mbps

Phone Signal – All 4G & 5G, some 3G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years +

Very low chance of flooding

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band D

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

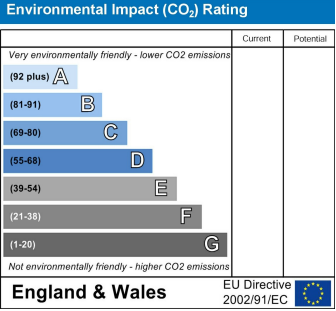
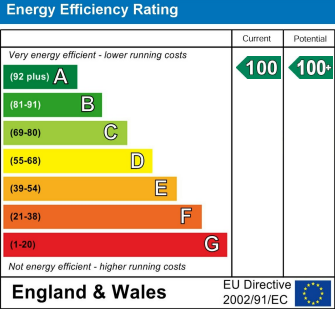
Service Charge in the year marketing commenced (£PA): £177.97

The information regarding service charge has been obtained from the vendor. HoldenCopley have checked the most recent statement for the service charge. 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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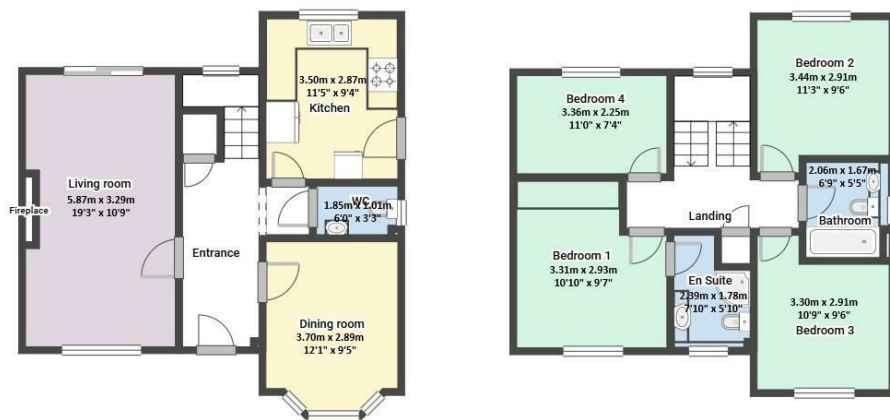
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or 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.



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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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