

# HoldenCopley

PREPARE TO BE MOVED

Elmswood Gardens, Sherwood, Nottinghamshire NG5 4AW

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**Guide Price £375,000- £380,000**



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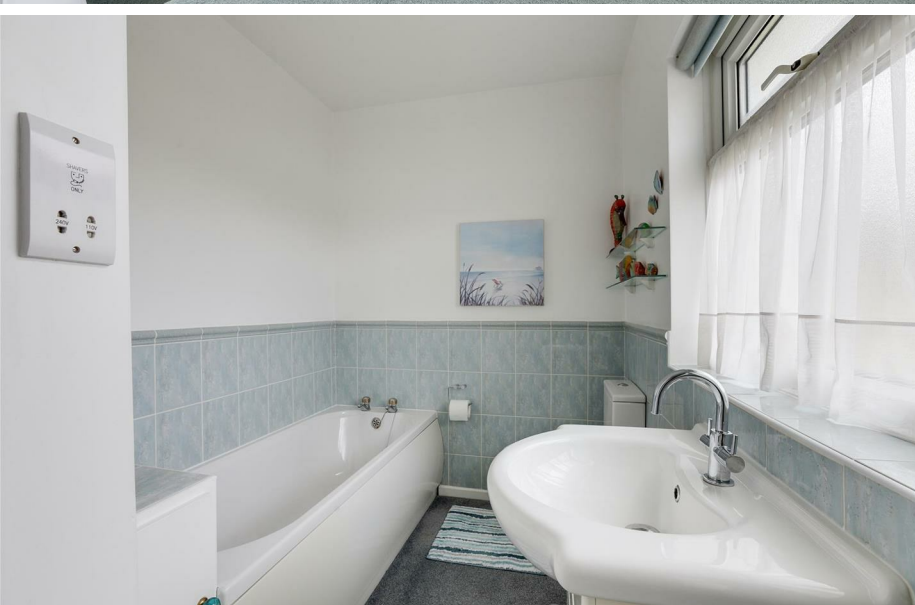
### SPACIOUS FAMILY HOME...

This spacious detached house is an ideal home for a growing family, offering generous living space and excellent potential. Situated in a highly sought-after location, it is just a short walk from Sherwood and Woodthorpe Park, with excellent transport links and within the catchment area for outstanding schools, including Sherwood Primary School. On the ground floor, the property features an entrance hall, a large living room and a dining room, both with French doors opening onto the rear garden, and a fitted kitchen with access to the utility room. There is also a three-piece shower enclosure on this level. Upstairs, there are three well-proportioned bedrooms and a four-piece bathroom suite, providing comfortable accommodation for the whole family. Externally, the front garden is well-maintained, with a lawn bordered by mature plants, shrubs, and bushes, and a driveway offering ample parking for several vehicles. The rear garden is enclosed and tiered, combining functional and decorative spaces. A paved patio provides an ideal spot for outdoor dining, while steps lead up to a lawn suitable for relaxation or play. The garden is thoughtfully planted with a variety of established shrubs and bushes, and a practical shed offers extra storage. Privacy is ensured by a combination of fencing and mature hedging, with convenient access through to the front of the property.

MUST BE VIEWED







- Detached House
- Three Double Bedrooms
- Spacious Living Room
- Dining Room
- Fitted Kitchen & Utility Room
- Four-Piece Bathroom Suite & Ground Floor Shower Room
- Driveway For A Number Of Vehicles
- Enclosed Rear Garden
- Excellent Transport Links
- Must Be Viewed











GROUND FLOOR

Entrance Hall

9'1" x 8'11" (max) (2.77m x 2.72m (max))

The entrance hall has wood-effect flooring, carpeted stairs, a wall-mounted alarm key pad, a radiator, an in-built cupboard, and a composite door providing access into the accommodation.

Living Room

22'11" x 12'0" (max) (7.01m x 3.68m (max))

The living room has UPVC double glazed windows to the rear elevation, a TV point, coving to the ceiling, two radiators, a feature fireplace, a fitted base unit, carpeted flooring, and double French doors opening to the rear garden.

Dining Room

15'3" x 10'9" (max) (4.67m x 3.28m (max))

The dining room has a UPVC double glazed window to the front elevation, a radiator, coving to the ceiling, a ceiling rose, an in-built cupboard, a recessed alcove housing fitted base units, carpeted flooring, and double French doors opening to the rear garden.

Kitchen

13'8" x 8'11" (max) (4.18m x 2.74m (max))

The kitchen has a range of fitted base and wall units with worktops, a composite sink with a swan neck mixer tap and drainer, a wall-mounted boiler, space for a free standing cooker, an extractor hood, space for a fridge freezer, recessed spotlights, a radiator, tiled splashback, tiled flooring, a UPVC double glazed window to the front elevation, and open access into the utility room.

Utility Room

15'3" x 9'10" (max) (4.65m x 3.02m (max))

The utility room has fitted base and wall units with a worktop, space and plumbing for a washing machine, space for a fridge freezer, a radiator, recessed spotlights, tiled flooring, a UPVC double glazed window to the front elevation, and a UPVC door opening to the rear garden.

Shower Room

8'0" x 6'5" (max) (2.45m x 1.96m (max))

The shower room has a UPVC double glazed obscure window to the side elevation, a low level flush W/C, a pedestal wash basin, a shower enclosure with a wall-mounted electric shower fixture, a fitted base unit, recessed spotlights, a radiator, an extractor fan, partially tiled walls, and tiled flooring.

FIRST FLOOR

Landing

16'1" x 9'0" (max) (4.92m x 2.76m (max))

The landing has a UPVC double glazed window to the front elevation, a radiator, carpeted flooring, access into the partially boarded loft with lighting via a pull-down ladder, and access to the first floor accommodation.

Bedroom One

15'3" x 9'10" (max) (4.66m x 3.00m (max))

The first bedroom has dual aspect double glazed windows, a radiator, a range of fitted wardrobes and in-built cupboards, and carpeted flooring.

Bedroom Two

12'10" x 8'10" (max) (3.93m x 2.71m (max))

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

Bedroom Three

9'10" x 8'10" (3.01m x 2.70m )

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

Bathroom

14'7" x 6'0" (max) (4.45m x 1.85m (max))

The bathroom has two UPVC double glazed obscure windows to the front elevation, a low level flush W/C, a vanity-style wash basin, a panelled bath, a shower enclosure with a wall-mounted shower fixture, an extractor fan, recessed spotlights, a radiator, partially tiled walls, and carpeted flooring.

OUTSIDE

Front

To the front of the property, there is a well-maintained lawn bordered by a planted area featuring a variety of established plants, shrubs, and bushes. The frontage also provides convenient access to the rear garden and includes a driveway with ample space to accommodate several vehicles.

Rear

To the rear of the property, there is an enclosed, tiered garden offering a mix of functional and decorative spaces. A paved patio area provides an ideal spot for outdoor seating or dining, while steps lead up to a well-maintained lawn, perfect for relaxation or play. The garden is thoughtfully planted with a variety of established shrubs and bushes, adding colour and texture throughout the year. A practical shed is included for storage, and the boundary is defined by a combination of fencing and mature hedging, ensuring privacy. Additionally, there is convenient access through to the front garden.

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 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 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.

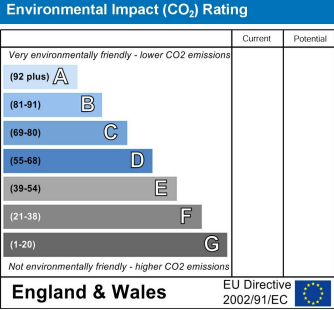
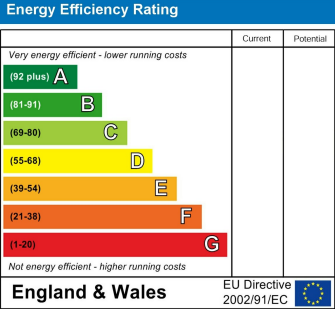
The vendor has advised the following:

Property Tenure is Freehold

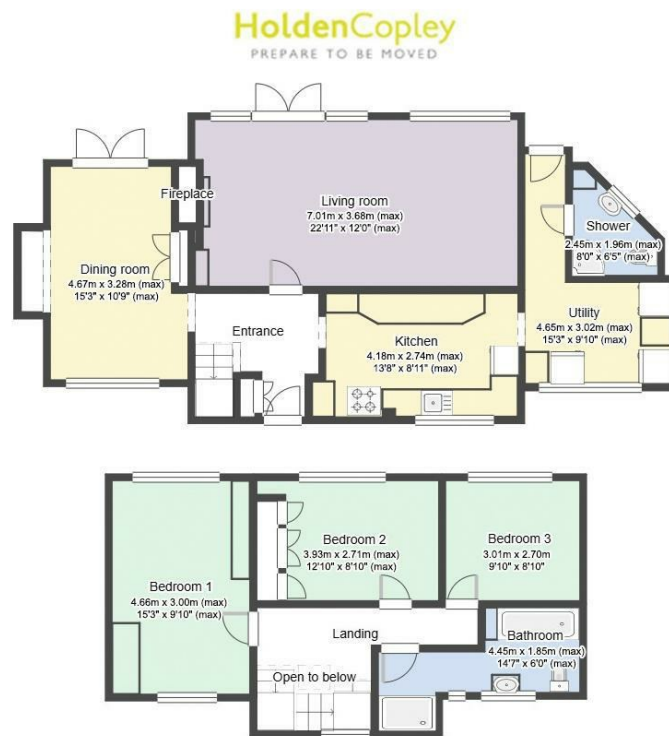
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to 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.

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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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