

# HoldenCopley

PREPARE TO BE MOVED

Cresta Gardens, Sherwood, Nottinghamshire NG3 5GD

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Guide Price £300,000



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GUIDE PRICE £300,000 - £325,000

### WELL-PRESENTED SEMI-DETACHED HOUSE...

We are delighted to present this exquisite three-bedroom semi-detached house to the market, which exudes charm, character and modern elegance. Situated in a prime location, close to both Sherwood & Mapperley which are host to a range of shops, eateries, excellent facilities and easy access into the City Centre together with the City Hospital, Universities and great school catchment. As you step through the inviting entrance hall, you'll be immediately captivated by the wealth of original features. The ground floor boasts a stunning bay-fronted dining room that seamlessly flows into the open-plan living room, creating a spacious and versatile living area that is perfect for both entertaining and day-to-day family life. The modern fitted kitchen, extended to create a bright and airy space, features floor-to-ceiling windows that flood the room with natural light. Additionally, a convenient W/C on the ground floor adds to the property's practicality and convenience. Moving upstairs to the first floor, you'll discover three bedrooms, each offering a comfortable and inviting atmosphere. The new four-piece bathroom suite is a luxurious addition, showcasing contemporary design and functionality. The property also benefits from a loft space. Subject to planning permission, this space could be transformed into an additional bedroom or a versatile living area, allowing the home to evolve to meet your family's needs. Outside, the property boasts a driveway and a garage, ensuring that parking and storage are never a concern. The private enclosed landscaped garden is a true oasis, perfect for enjoying the outdoors or simply relaxing in a tranquil setting.

MUST BE VIEWED







- Semi-Detached House
- Three Bedrooms & Loft Space
- Two Spacious Reception Rooms
- Modern Fitted Kitchen
- Ground Floor W/C
- Stylish Four-Piece Bathroom Suite
- Private Enclosed Garden
- Driveway & Garage
- Popular Location
- Must Be Viewed











GROUND FLOOR

Entrance Hall

13'3" x 3'7" (4.04m x 1.10m)

The entrance hall has laminate flooring, carpeted stairs, an under-stair storage cupboard, a radiator, a UPVC double glazed window to the side elevation and a single UPVC door providing access into the accommodation

Dining Room

11'7" x 12'11" (3.55m x 3.96m)

The dining room has carpeted flooring, a radiator, coving to the ceiling and a UPVC double glazed bay window to the front elevation

Living Room

13'2" x 11'5" (4.02m x 3.49m)

The living room has carpeted flooring, a recessed chimney breast alcove with a decorative limestone surround and slate hearth, a TV point, a radiator, coving to the ceiling and a UPVC double glazed bay window to the rear elevation

Kitchen

7'1" x 21'5" (2.17m x 6.54m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel double sink with drainer and a swan neck mixer tap, a Rangemaster cooker, an extractor fan, space and plumbing for a washing machine and a dishwasher in the units, space for a fridge freezer in the units, a radiator, space for a dining table, space for a seating area, tiled flooring, a UPVC double glazed window to the side elevation, floor-to-ceiling UPVC double glazed windows to the side and rear elevations and UPVC double French doors providing access to the rear garden

W/C

2'11" x 4'1" (0.90m x 1.25m)

This space has a low-level dual flush W/C, a countertop wash basin with a stainless steel mixer tap, a radiator, laminate flooring and a UPVC double glazed obscure window to the side elevation

FIRST FLOOR

Landing

7'6" x 2'11" (2.29m x 0.89m)

The landing has carpeted flooring, a UPVC double glazed window to the side elevation and provides access to the first floor accommodation

Master Bedroom

12'2" x 10'10" (3.71m x 3.31m)

The master bedroom has carpeted flooring, a large fitted storage unit with two wardrobes, a storage cupboard, drawer units and a vanity unit, a radiator, coving to the ceiling and a UPVC double glazed window to the front elevation

Bedroom Two

11'4" x 11'5" (3.46m x 3.48m)

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

Bedroom Three

7'1" x 7'1" (2.17m x 2.17m)

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

Bathroom

7'2" x 8'2" (2.19m x 2.49m)

The bathroom has a low-level dual flush W/C, a wall-mounted wash basin with drawer units, a freestanding bath with central taps and a hand-held shower fixture, a fitted shower enclosure with a waterfall-style and hand-held shower fixture, a chrome heated towel rail, an in-built storage cupboard which houses the gas boiler and provides ample storage space, tiled splashback, tiled flooring and two UPVC double glazed obscure windows to the side and rear elevations

LOFT

Loft Space

14'9" x 11'10" (4.51m x 3.62m)

The loft space has carpeted flooring, a radiator, a wall-mounted heater, two Velux windows and has the potential to be converted into bedroom space, subject to the necessary permissions

OUTSIDE

Front

To the front of the property is a well-maintained lawn, a range of plants and shrubs, courtesy lighting and a driveway with a garage providing ample off-road parking

Garage

26'5" x 8'0" (8.07m x 2.44m)

The garage provides off-road parking, ample storage space and has an electric door providing access

Rear

To the rear of the property is a private enclosed landscaped garden with a stone paved patio area, a further gravelled sitting area, steps up to a well-maintained lawn, a range of plants and shrubs and panelled fencing

DISCLAIMER

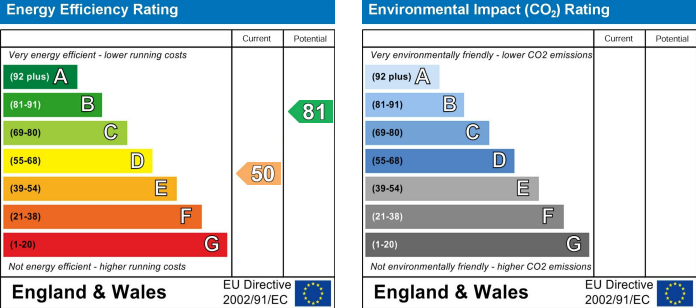
Council Tax Band Rating - Nottingham City Council - Band C  
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:  
Property Tenure is Freehold

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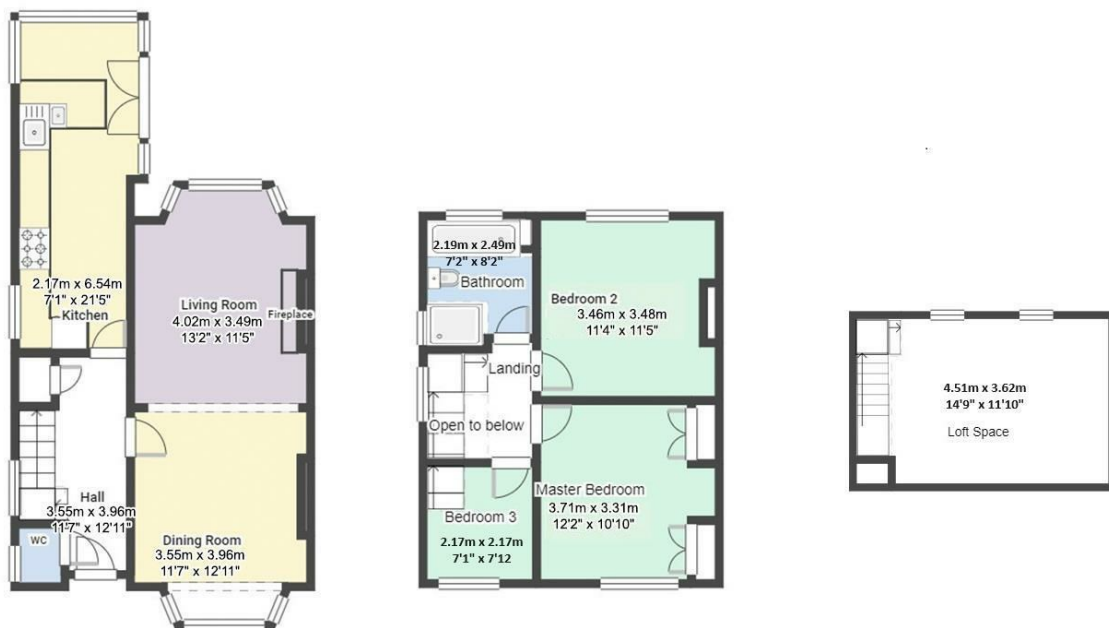
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## FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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