

# HoldenCopley

PREPARE TO BE MOVED

Ampthill Rise, Sherwood, Nottinghamshire NG5 3AU

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Asking Price £250,000

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## BEAUTIFUL FAMILY HOME

This four bedroom semi detached house is a true credit to its current owners as it is presented to a high standard throughout and boasts a wealth of space making it the perfect home for any growing family. The property is situated in a popular location within close proximity to local amenities, various schools and excellent transport links. To the ground floor there is an entrance hall, a living room, a dining room, a WC and a modern kitchen diner. The first floor carries four bedrooms serviced by the newly fitted four piece bathroom suite. Outside to the front of the property is a driveway providing ample off road parking with access to the garage and to the rear is an enclosed garden.

MUST BE VIEWED







- Semi Detached House
- Four Bedrooms
- Two Reception Rooms
- Modern Kitchen Diner
- Four Piece Bathroom Suite
- Downstairs WC
- Enclosed Garden
- Driveway & Garage
- Freehold
- Must Be Viewed











GROUND FLOOR

Porch

The porch provides access into the accommodation

Entrance Hall

The entrance hall has wood effect flooring and a radiator

WC

Living Room

12\*7" x 11\*6" (3.84 x 3.51)

The living room has a TV point, exposed wooden flooring, a radiator and a double glazed bay window

Dining Room

14\*7" x 11\*6" (4.47 x 3.52)

The dining room has a feature fireplace, a TV point, space for a dining table, a radiator and a door leading to the rear garden

Kitchen Diner

11\*11" x 13\*3" (3.65 x 4.04)

The kitchen diner has a range of base and wall units, an island, a stainless steel sink and a half with mixer taps, space for a cooker, an extractor fan, space for an American style fridge freezer, space and plumbing for a washing machine, space and plumbing for a dishwasher, space for a dining table, LED spotlights on the ceiling, a radiator, a skylight, a double glazed window and patio doors leading to the rear garden

FIRST FLOOR

Landing

The landing provides access to the first floor accommodation

Master Bedroom

15\*3" x 9\*9" (4.66 x 2.99)

The main bedroom has fitted wardrobes, a radiator and a double glazed bay window

Bedroom Two

11\*11" x 11\*6" (3.64 x 3.52)

The second bedroom has a radiator and a double glazed window

Bedroom Three

11\*8" x 7\*9" (3.56 x 2.37)

The third bedroom has a radiator and two double glazed windows

Bedroom Four

8\*4" x 7\*6" (2.56 x 2.29)

The fourth bedroom has a radiator and a double glazed window

Bathroom

8\*8" x 7\*3" (2.66 x 2.23)

The bathroom has a low level flush WC, a hand wash basin with fitted storage, a shower enclosure with an overhead

shower, a freestanding bath, tiled walls, a loft hatch, a tall feature radiator and a double glazed window

OUTSIDE

Front

To the front of the property is a driveway providing ample off road parking

Garage

The garage has electricity

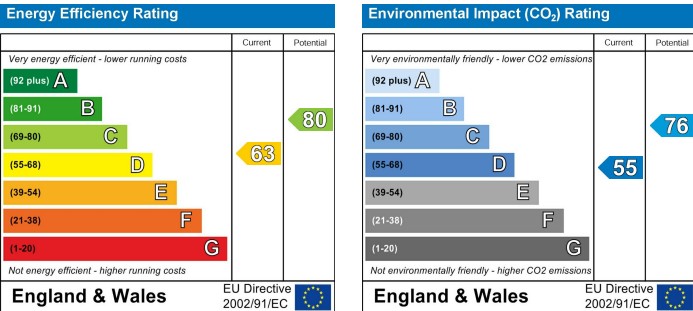
Rear

To the rear of the property is an enclosed garden with a lawn, a patio and a range of plants and shrubs

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