

HoldenCopley

PREPARE TO BE MOVED

Weaving Gardens, Sherwood, Nottinghamshire NG5 3JH

Guide Price £290,000

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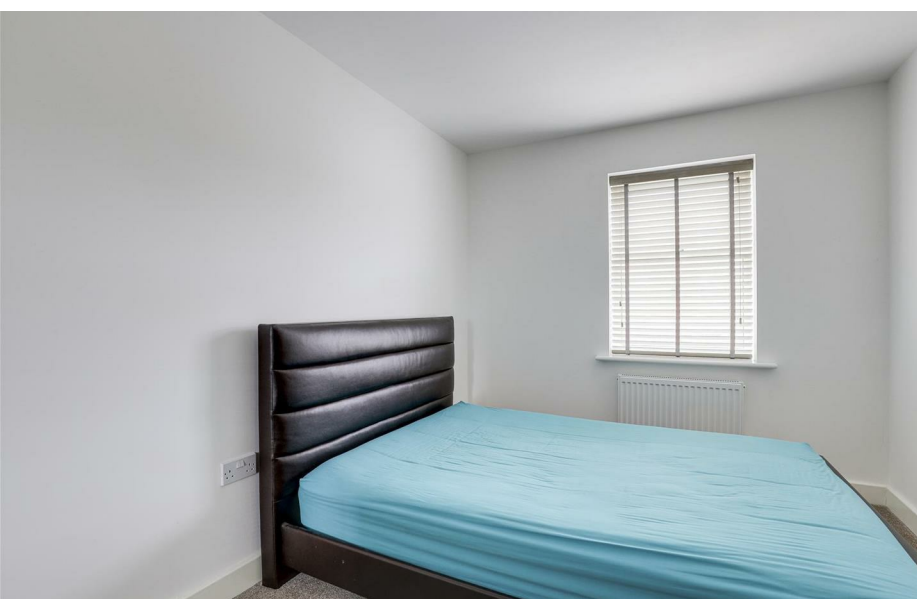
GUIDE PRICE £290,000 - £310,000

THREE STOREY FAMILY HOME...

This well-presented, four-bedroom semi-detached home offers deceptively spacious accommodation set over three floors, making it the ideal choice for any family buyer looking to move straight in with minimal effort. Situated in a popular location, this property is just moments away from a fantastic range of local amenities including shops, cafes, restaurants, and great schools. Sherwood also boasts easy access to Nottingham City Centre — not to mention excellent public transport links and nearby commuter routes. Upon entering the property, you are welcomed by an entrance hallway with a convenient ground floor W/C, leading through to a modern fitted kitchen-diner that's perfect for everyday family life and entertaining guests. To the rear, a bright and airy living room features double French doors opening out to the private rear garden. The first floor offers three well-proportioned bedrooms and a three-piece bathroom suite, while the second floor is dedicated to a generous master bedroom, complete with built-in wardrobes and an en-suite shower room, providing a perfect private retreat. Outside, the property benefits from a driveway providing off-street parking, a garage, and a private rear garden with a well-maintained lawn, and a variety of plants — perfect for relaxing or hosting in the warmer months. With its spacious layout, modern finish, and prime location, this is a home that's ready to move straight into and enjoy from day one.

MUST BE VIEWED





- Semi-Detached Three Storey House
- Four Bedrooms
- Modern Fitted Kitchen-Diner
- Spacious Reception Room
- Ground Floor W/C
- Three Piece Bathroom Suite & En-Suite
- Private Enclosed Rear Garden
- Off-Road Parking & Garage
- Popular Location
- Must Be Viewed





GROUND FLOOR

Hallway

15'10" x 3'8" (4.84 x 1.12)

The hallway has laminate flooring, carpeted stairs, an under the stairs cupboard, a radiator and a single composite door providing access into the accommodation.

W/C

5'8" x 2'11" (1.73 x 0.91)

This space has a low level flush W/C, a pedestal wash basin with a tiled splashback, tiled flooring, a radiator, an extractor fan and a recessed spotlight.

Kitchen

15'1" x 9'4" (4.60 x 2.87)

The kitchen has a range of fitted base and wall units with worktops, an integrated oven and washing machine, an electric hob, a stainless steel sink with a drainer and a swan neck mixer tap, space and plumbing for a dishwasher, space for a fridge-freezer, space for a dining table, tiled flooring, a radiator, an extractor fan and a UPVC double-glazed window to the front elevation.

Living Room

16'4" x 15'2" (4.98 x 4.64)

The living room has UPVC double-glazed windows to the rear elevation, laminate flooring, three radiators and UPVC double French doors providing access out to the garden.

FIRST FLOOR

Landing

10'9" x 3'2" (3.28 x 0.99)

The landing has carpeted flooring, a built-in cupboard and provides access to the first floor accommodation.

Bedroom Two

13'4" x 9'5" (4.08 x 2.88)

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

Bedroom Three

12'9" x 8'11" (3.90 x 2.73)

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

Bedroom Four

9'5" x 7'0" (2.88 x 2.14)

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

Bathroom

7'8" x 4'11" (2.36 x 1.52)

The bathroom has a low level flush W/C, a pedestal wash basin, a fitted panelled bath with a mains-fed shower and a glass shower screen, tiled flooring, partially tiled walls, a radiator, an extractor fan and a UPVC double-glazed obscure window to the front elevation.

SECOND FLOOR

Landing

3'3" x 3'2" (1.00 x 0.97)

The landing has carpeted flooring, a radiator and provides access to the second floor accommodation.

Master Bedroom

18'3" x 12'8" (5.57 x 3.87)

The main bedroom has UPVC double-glazed windows to the front elevation, carpeted flooring, two radiator, a built-in double wardrobe, access into the loft and access into the en-suite.

En-Suite

7'0" x 5'8" (2.14 x 1.74)

The en-suite has a low level flush W/C, a pedestal wash basin, a corner fitted shower enclosure with a mains-fed shower, tiled flooring and walls, a radiator, an extractor fan and a velux window.

OUTSIDE

Front

To the front is a lawned area, a driveway and a garage.

Rear

To the rear is a private garden with fence panelled boundaries, a lawn, various plants and an outdoor tap.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed) 1000 Mbps (Highest available upload speed)

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

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

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

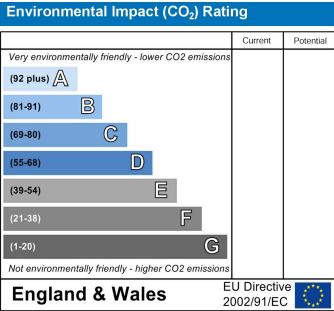
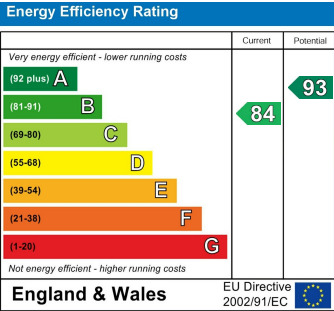
Service Charge in the year marketing commenced (£PA): £208

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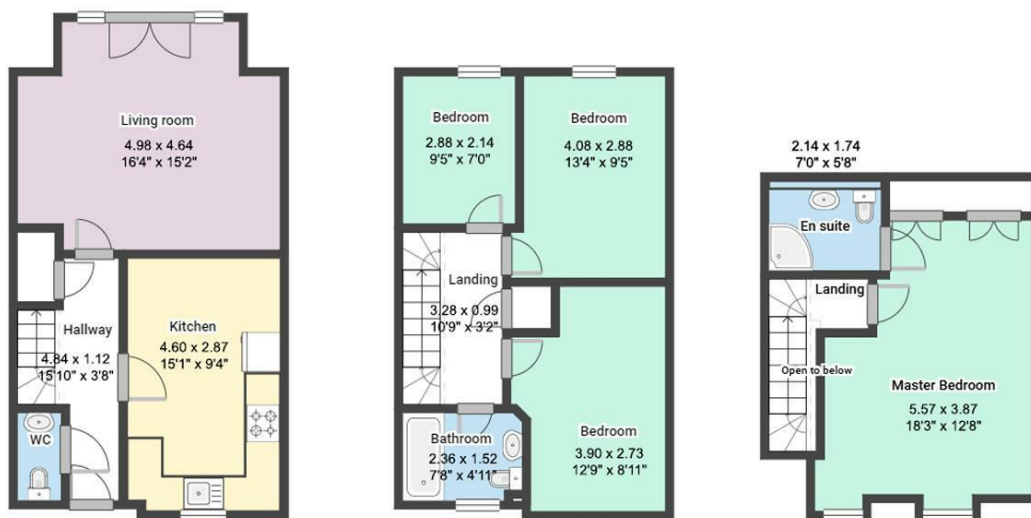
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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