

HoldenCopley

PREPARE TO BE MOVED

Ridsdale Road, Sherwood Dales, Nottinghamshire NG5 3GP

Guide Price £400,000 - £420,000

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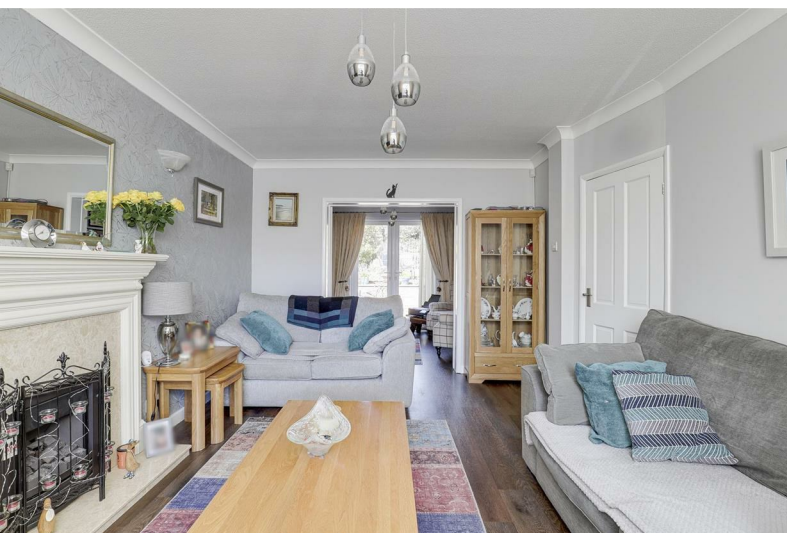


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SPACIOUS FAMILY HOME...

This extended four-bedroom detached home offers spacious and well-presented family living in a highly popular location. Just a stone's throw from local shops, cafés, restaurants, excellent transport links, and great school catchments. The ground floor welcomes you with a bright and inviting entrance hall, leading to a spacious living room featuring a large bay window. Internal doors open into the family room, where double French doors provide seamless access to the rear garden, creating a perfect space for relaxation and entertaining. The spacious kitchen diner serves as the heart of the home, ideal for culinary needs and family meals. Upstairs, the property boasts three generous double bedrooms and a comfortable single bedroom. The main bedroom benefits from its own walk-in wardrobe and en-suite, while the stylish family bathroom serves the remaining bedrooms. Externally, the front of the home features a driveway providing off-road parking for multiple cars, garage access, and greenery adding to its kerb appeal. To the rear, the generous garden offers two patio seating areas and a lawn bordered by a variety of established plants and shrubs, creating an ideal space to enjoy the outdoors.

MUST BE VIEWED!





- Detached House
- Four Bedrooms
- Two Reception Rooms
- Modern Kitchen Diner
- En-Suite & Family Bathroom
- Driveway & Garage
- Generous-Sized Garden
- Well-Presented Throughout
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

17'11" x 6'4" (5.47m x 1.94m)

The entrance hall has porcelain tiled flooring, carpeted stairs, a radiator, ceiling coving, recessed spotlights, a UPVC double-glazed window to the front elevation and a single composite door providing access into the accommodation.

Living Room

15'11" x 11'4" (4.87m x 3.46m)

The living room has wood-effect flooring, a radiator, ceiling coving, a coal-effect gas fire with a mantelpiece, internal double French doors providing access to the family room and a UPVC double-glazed bay window to the front elevation.

Family Room

10'11" x 8'4" (3.35m x 2.55m)

The family room has wood-effect flooring, a radiator, ceiling coving, and double French doors opening out to the rear garden.

Kitchen

15'11" x 14'4" (4.87m x 4.39m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink and a half with a drainer and a mixer tap, a freestanding range cooker and extractor hood, an integrated dishwasher and fridge, space and plumbing for a washing machine, partially tiled walls, an in-built storage cupboard, a radiator, tiled flooring, a UPVC double-glazed window to the rear elevation and double French doors opening out to the rear garden.

FIRST FLOOR

Landing

7'7" x 6'10" (2.33m x 2.09m)

The landing has carpeted flooring, ceiling coving, access to the first floor accommodation and access to the loft.

Master Bedroom

12'2" x 8'4" (3.71m x 2.56m)

The main bedroom has wood-effect flooring, a radiator, access to the walk-in wardrobe and a UPVC double-glazed window to the front elevation.

Walk-in Wardrobe

8'5" x 4'1" (2.57m x 1.26m)

The walk-in wardrobe has wood-effect flooring and access to the en-suite.

En-Suite

8'5" x 3'10" (2.57m x 1.17m)

The en-suite has a low level dual flush W/C, a pedestal wash basin, a shower enclosure with an electric shower fixture, a heated towel rail, partially tiled walls, vinyl flooring, an extractor fan and a UPVC double-glazed obscure window to the rear elevation.

Bedroom Two

12'9" into bay x 11'5" (3.89m into bay x 3.48m)

The second bedroom has carpeted flooring, a radiator, ceiling coving and a UPVC double-glazed bay window to the front elevation.

Bedroom Three

11'10" x 10'11" (3.63m x 3.34m)

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

Bedroom Four

6'5" x 6'2" (1.97m x 1.90m)

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

Bathroom

8'7" x 6'10" (2.62m x 2.10m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a double ended bath with central taps, a column radiator, ceiling coving, partially tiled walls, vinyl flooring and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a block-paved driveway providing off-road parking for multiple cars, access to the garage, courtesy lighting, a range of shrubs, fence panelling and brick-wall boundaries.

Garage

15'8" x 8'7" (4.80m x 2.64m)

The garage has courtesy lighting, power sockets, a wall-mounted boiler and an up-and-over door.

Rear

To the rear of the property is a paved patio area, steps leading up an additional paved patio area, a lawn bordered by a variety of plants and shrubs and fence panelling boundaries.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media, CityFibre

Broadband Speed - Ultrafast Broadband available with the highest download speed at

1800Mbps & Highest upload speed at 1000Mbps

Phone Signal – Good coverage of Voice, 4G & 5G

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 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.

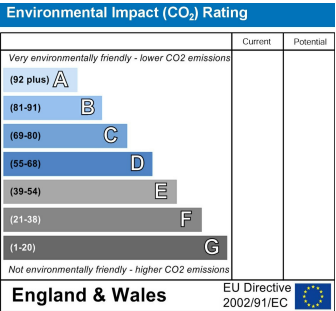
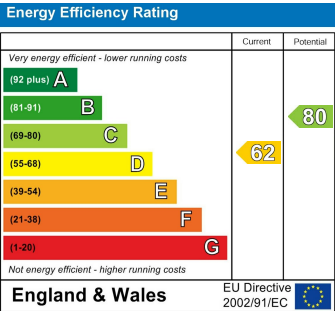
The vendor has advised the following:

Property Tenure is Freehold

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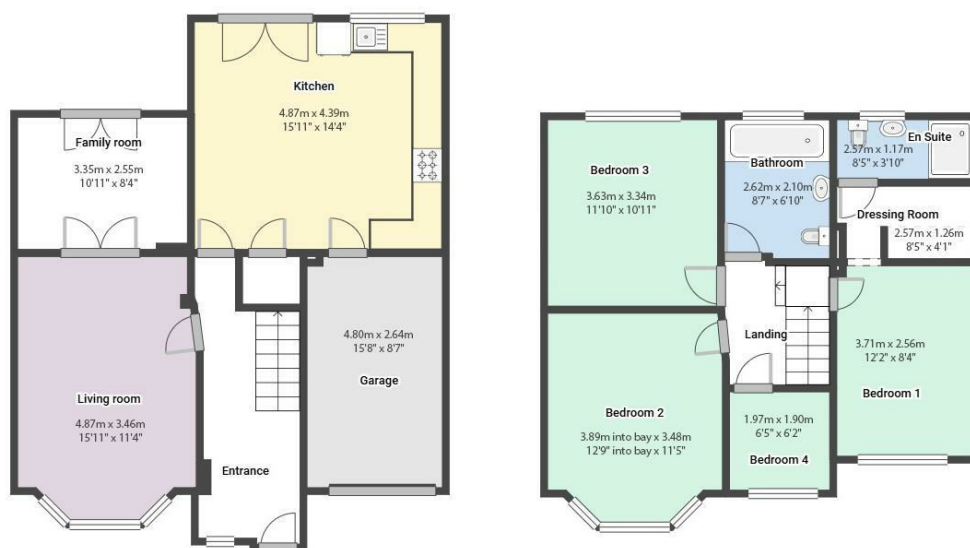
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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