

# HoldenCopley

PREPARE TO BE MOVED

Valmont Road, Sherwood, Nottinghamshire NG5 1GA

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Guide Price £275,000 - £295,000

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NO CHAIN...

This immaculately presented three-bedroom semi-detached house, recently renovated to a high standard, offers deceptively spacious accommodation, perfect for anyone wanting to move straight in. Situated in a highly sought-after location, the property is within close proximity to various local amenities, including the scenic shops, eateries, excellent transport links and great school catchments. The ground floor features a welcoming entrance hall, a convenient W/C, a modern fitted kitchen diner, and a bright and inviting living room. On the first floor, there are three generously sized bedrooms, a luxurious four-piece bathroom suite and access to a partially boarded loft, providing additional storage space. Externally, the property boasts a driveway to the front and a private rear garden with an artificial lawn and a stylish decking area, perfect for outdoor relaxation and entertainment. This home combines elegance, comfort, and convenience, making it an ideal choice for those seeking a move-in-ready property in a prime location.

MUST BE VIEWED





- Semi Detached House
- Three Bedrooms
- Modern Kitchen Diner
- Living Room
- Ground Floor W/C
- Four Piece Bathroom Suite
- Driveway
- Private Rear Garden
- Popular Location
- Must Be Viewed





## GROUND FLOOR

### Entrance Hall

The entrance hall has wood-effect flooring, carpeted stairs, a vertical radiator, recessed spotlights, a UPVC double-glazed obscure window to the side elevation and a single UPVC door providing access into the accommodation.

### W/C

4'3" x 3'4" (1.31m x 1.03m)

This space has a low level flush W/C, a wash basin with fitted storage, tiled flooring, an extractor fan, a recessed spotlight and a UPVC double-glazed obscure window to the side elevation.

### Living Room

11'8" into bay x 11'1" (3.56m into bay x 3.40m)

The living room has a UPVC double-glazed bay window to the front elevation, wood-effect flooring, a vertical radiator, recessed spotlights and open access to the kitchen diner.

### Kitchen Diner

19'0" max x 18'5" max (5.80m max x 5.63 max)

The kitchen diner has a range of fitted base and wall units with worktops, a matching kitchen island, an integrated oven, dishwasher and fridge-freezer, an electric hob with an extractor fan, space and plumbing for a washing machine, space for a tumble dryer, a composite sink with a drainer and a swan neck mixer tap, wood-effect flooring, a UPVC double-glazed window to the rear elevation, three velux windows, recessed spotlights and aluminium bi-folding doors providing access out to the garden.

## FIRST FLOOR

### Landing

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

### Master Bedroom

12'4" into bay x 11'1" (3.77m into bay x 3.40m)

The main bedroom has a UPVC double-glazed bay window to the front elevation, wood-effect flooring, a vertical radiator and recessed spotlights.

### Bedroom Two

12'7" x 11'1" (3.86m x 3.40m)

The second bedroom has a UPVC double-glazed window to the rear elevation, wood-effect flooring, a vertical radiator and recessed spotlights.

### Bedroom Three

7'2" x 7'1" (2.20m x 2.18m)

The third bedroom has a UPVC double-glazed window to the front elevation, wood-effect flooring, a vertical radiator and recessed spotlights.

### Bathroom

8'6" x 7'0" (2.60m x 2.14m)

The bathroom has a low level flush W/C, a wash basin with fitted storage, a walk in shower enclosure with a mains-fed over the head rainfall shower and a hand-held shower, a fitted panelled bath, tiled flooring, partially tiled walls, a heated towel rail, recessed spotlights, an extractor fan, access to the partially boarded loft and a UPVC double-glazed obscure window to the rear elevation.

## OUTSIDE

### Front

To the front of the property is a driveway and a pebbled garden.

### Rear

To the rear of the property is a private garden with a fence panelled boundary, artificial grass, decking, exterior lighting, an external power supply and an outdoor tap.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media

Broadband Speed - Superfast - 1000 Mbps (Highest available download speed)  
220 Mbps (Highest available upload speed)  
Phone Signal – All 3G, 4G & most 5G 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

The vendor has informed us that the kitchen has been extended and has been signed off. We are currently awaiting the documents however just to confirm that HoldenCopley have not seen sight of any paperwork to confirm this meets building regulations. Before entering into an agreement, it is the buyers responsibility to confirm with their solicitor that satisfactory checks have been made.

Council Tax Band Rating - Nottingham City Council - Band B

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.

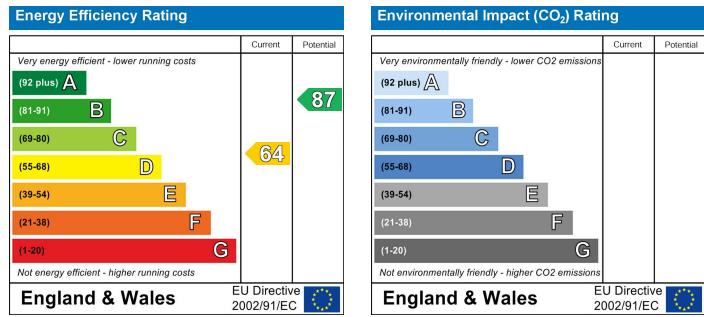
The vendor has advised the following:

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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