

# HoldenCopley

PREPARE TO BE MOVED

Newfield Road, Sherwood, Nottinghamshire NG5 IHE

---

Guide Price £290,000 - £310,000



Newfield Road, Sherwood, Nottinghamshire NG5 IHE





GUIDE PRICE £290,000 - £310,000

### EXTENDED FAMILY HOME...

This substantial three bedroom detached house boasts an abundance of space whilst being presented to a high standard throughout, perfect for any growing families looking for their forever home! The property benefits from a range of decorative changes, an extension creating a beautiful open plan living space, a newly fitted boiler just two years old, a HIVE thermostat and offers ample storage space. Situated in a popular location just a stone's throw away from the excellent amenities and facilities that Sherwood has to offer as well as great schools, The City Hospital and easy access into Nottingham City Centre. To the ground floor is an entrance hall, a spacious living room, a conservatory, an open plan kitchen/dining room, a W/C and a utility room. To the first floor are three good sized bedrooms serviced by a four piece bathroom suite. Outside to the front of the property is a driveway providing off road parking and to the rear is a private enclosed tiered garden.

MUST BE VIEWED







- Extended Detached House
- Three Bedrooms
- Spacious Living Room
- Open Plan Kitchen/Dining Room
- Ground Floor W/C & Utility Room
- New Boiler & Fuse Box
- Four Piece Bathroom Suite
- HIVE Thermostat
- Off Road Parking
- Private Enclosed Garden











GROUND FLOOR

Entrance Hall

10'5" x 7'0" (3.18 x 2.14)

The entrance hall has solid wood flooring, a wall mounted radiator, coving to the ceiling, a UPVC double glazed circular window and a UPVC double glazed door providing access into the accommodation

Living Room

19'10" x 11'5" (6.06 x 3.49)

The living room has solid wood flooring, two wall mounted radiator, coving to the ceiling, a TV point, an original cast iron fireplace, UPVC double glazed sliding doors to the conservatory and a UPVC double glazed bay window to the front elevation

Conservatory

12'1" x 8'9" (3.70 x 2.67)

The conservatory has carpeted flooring, a polycarbonate roof, a range of UPVC double glazed windows and UPVC double glazed French doors to the rear garden

Kitchen

12'3" x 11'7" (3.75 x 3.55)

The kitchen has tiled flooring, a wall mounted radiator, a range of fitted wall and base units with solid Walnut worktops, a farmhouse sink with mixer taps, two integrated ovens with a gas hob and sloping extractor hood, an integrated dishwasher, an integrated wine fridge, space for a fridge freezer, a pantry, recessed spotlights and a UPVC double glazed window to the rear elevation

Dining Room

15'3" x 9'3" (4.65 x 2.82)

The dining room has tiled flooring, a vertical Anthracite radiator, a skylight, recessed spotlights and a UPVC double glazed French doors to the rear garden

Utility Room

6'0" x 4'1" (1.85 x 1.27)

The utility room has tiled flooring, fitted base units with wooden laminate worktops, space and plumbing for a washing machine, space for a tumble dryer, a wall mounted boiler, recessed spotlights and a UPVC double glazed window to the front elevation

W/C

4'1" x 2'10" (1.26 x 0.87)

This space has tiled flooring, a wall mounted radiator, a chrome heated towel rail, a counter top sink and an extractor fan

FIRST FLOOR

Landing

10'5" x 7'4" (3.19 x 2.24)

The landing has exposed floorboards, coving to the ceiling, a UPVC double glazed window to the side elevation, provides access to the first floor accommodation and a boarded loft with electrical points and lighting

Master Bedroom

11'5" x 10'3" (3.50 x 3.13)

The main bedroom has laminate flooring, two wall mounted radiators, fitted wardrobes, over the bed storage and a UPVC double glazed bay window to the front elevation

Bedroom Two

14'7" x 9'2" (4.47 x 2.80)

The second bedroom has laminate flooring, a wall mounted radiator,

coving to the ceiling and a UPVC double glazed window to the rear elevation

Bedroom Three

10'5" x 6'0" (3.19 x 1.83)

The third bedroom has laminate flooring, a wall mounted radiator and a UPVC double glazed bay window to the front elevation

Bathroom

8'9" x 7'4" (2.67 x 2.26)

The bathroom has vinyl flooring, a chrome heated towel rail, a low level flush W/C, a vanity wash basin with storage, a panelled bath with a hand held shower, a double shower enclosure with a wall mounted rainfall showerhead, partially tiled walls, recessed spotlights and a UPVC double glazed obscure window to the rear elevation

OUTSIDE

Front

To the front of the property is a lawned garden, a range of plants and shrubs, courtesy lighting and a driveway providing off road parking

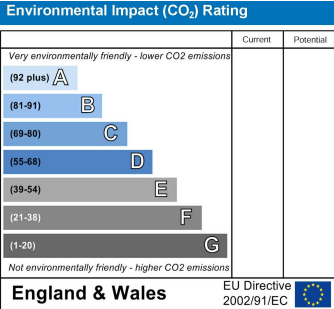
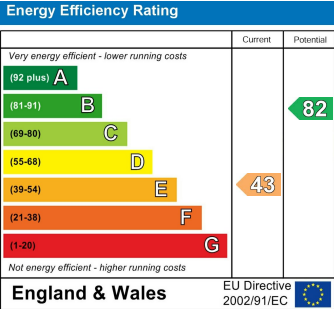
Rear

To the rear of the property is a private enclosed tiered garden with a patio area, courtesy lighting, an outdoor tap, a decked seating area, various lawns, a range of plants and shrubs, mature trees, an original coal store and panelled fencing

DISCLAIMER

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

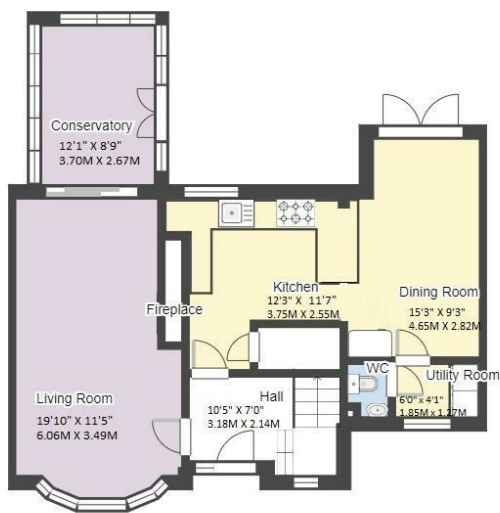
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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





# Newfield Road, Sherwood, Nottinghamshire NG5 IHE

**HoldenCopley**  
PREPARE TO BE MOVED



**0115 8969 800**

**26 High Street, Arnold, Nottinghamshire, NG5 7DZ**

**[sales@holdencopley.co.uk](mailto:sales@holdencopley.co.uk)**

**[www.holdencopley.co.uk](http://www.holdencopley.co.uk)**

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.