

# HoldenCopley

PREPARE TO BE MOVED

Sutherland Road, Nottingham, Nottinghamshire NG3 7AP

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Guide Price £350,000 - £375,000



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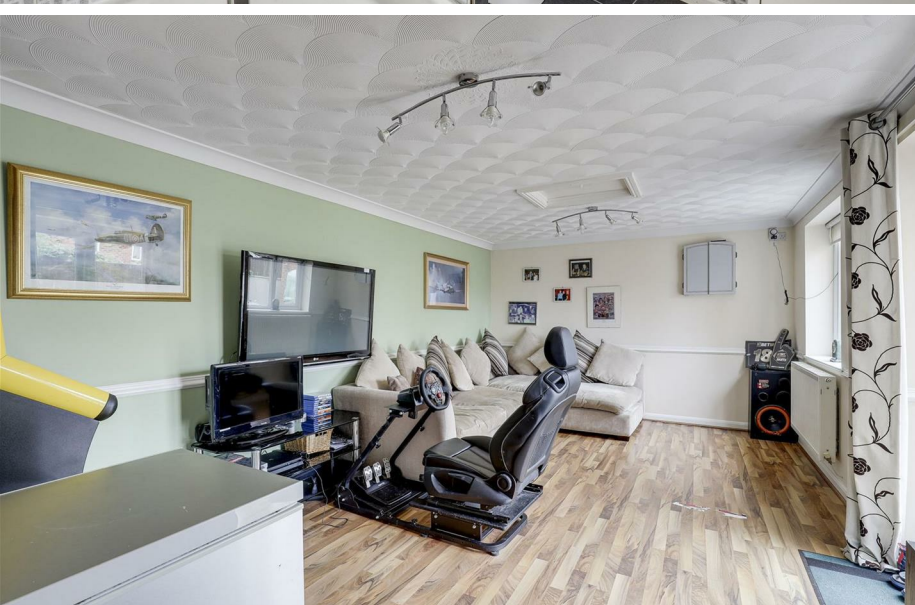
## DETACHED HOUSE...

Nestled within the heart of a vibrant community, this detached house presents an inviting opportunity for those seeking both comfort and convenience. Situated within close proximity to an array of local amenities, including shops, schools, and more, this residence boasts excellent transport links into Nottingham City Centre, making it an ideal haven for a growing family. Upon entering, a welcoming entrance hall sets the tone for the home's warm ambiance. The ground floor unfolds seamlessly, revealing a cosy TV room, perfect for unwinding after a long day. Beyond lies the spacious living room, adorned with French doors that beckon to the rear garden, creating an effortless indoor-outdoor flow. Adjoining this space, a versatile family room awaits, also offering access to an outdoor retreat. Entertaining is a delight in the dining room, effortlessly connected to the modern fitted kitchen, where culinary adventures await. Completing the ground floor is a convenient W/C, adding practicality to the layout. Ascending the stairs, three bedrooms await, each adorned with ample storage space to accommodate the needs of a growing family. The main bedroom boasts the luxury of an en-suite, offering a private sanctuary for relaxation. A modern three-piece bathroom suite caters to the needs of the household, ensuring both style and functionality. Outside to the front is a block-paved driveway providing convenient off-road parking. Gated access leads to the rear garden with a patio area, perfect for al fresco dining, a gravelled section, and an outbuilding offering additional storage or potential as a workshop. A lawn, complemented by planted borders with established trees, bushes, and shrubs, creates a picturesque backdrop. Enclosed by fence panel boundaries, privacy and security.

MUST BE VIEWED







- Detached House
- Three Bedrooms
- Four Reception Rooms
- Modern Fitted Kitchen
- Two Three-Piece Bathroom Suites & A Ground Floor W/C
- Driveway
- Enclosed Rear Garden
- Well-Presented Throughout
- Excellent Transport Links
- Must Be Viewed











GROUND FLOOR

Entrance Hall

The entrance hall has wood-effect flooring, carpeted stairs, a radiator, coving to the ceiling, and a composite door providing access into the accommodation.

W/C

This space has a UPVC double glazed obscure window to the front elevation, a low level flush W/C, a vanity-style wash basin, a chrome heated towel rail, and tiled flooring.

TV Room

16'3" x 7'7" (4.97m x 2.33m)

The TV room has a UPVC double glazed window to the front elevation, a radiator, a TV point, and wood-effect flooring.

Living Room

16'0" x 11'3" (4.88m x 3.43m)

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

Family Room

17'5" x 10'11" (5.32m x 3.34m)

The family room has a UPVC double glazed window to the rear elevation, a radiator, coving to the ceiling, dado rail, wood-effect flooring, and double French doors providing access to the rear garden.

Kitchen

11'3" x 9'6" (3.45m x 2.90m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with a mixer tap and drainer, an integrated oven, an integrated microwave, a gas ring hob, a ceramic splashback and extractor fan, an integrated beer fridge, an integrated dishwasher, space and plumbing for a washing machine, a wall-mounted boiler, tiled flooring, a UPVC double glazed window to the rear elevation, and open access into the dining room.

Dining Room

10'10" x 9'10" (3.31m x 3.02m)

The dining room has a UPVC double glazed window to the front elevation, a radiator, coving to the ceiling, and wood-effect flooring.

FIRST FLOOR

Landing

The landing has wood-effect flooring, recessed spotlights to the stairs, and access to the first floor accommodation.

Bedroom One

14'2" x 9'9" (4.34m x 2.99m)

The first bedroom has two UPVC double glazed windows to the front elevation, a radiator, fitted wardrobes with sliding mirrored doors, carpeted flooring, and access into the en-suite.

En-Suite

6'0" x 5'1" (1.85m x 1.55m)

The en-suite has a UPVC double glazed obscure window to the side elevation, a low level flush W/C, a vanity-style wash basin, a shower enclosure with a wall-mounted shower fixture with a rainfall shower head and a handheld shower head, a tiled splashback, and tiled flooring.

Bedroom Two

16'5" max x 9'6" max (5.02m max x 2.90m max)

The second bedroom has two UPVC double glazed windows to the rear elevation, two radiators, fitted wardrobes with mirrored doors, and carpeted flooring.

Bedroom Three

9'8" x 8'0" (2.97m x 2.44m)

The third bedroom has a UPVC double glazed window to the front elevation, a radiator, an in-built cupboard, and wood-effect flooring.

Bathroom

9'2" x 5'8" (2.81m x 1.74m)

The bathroom has a UPVC double glazed obscure window to the rear elevation, a low level flush W/C, a vanity-style wash basin, a shower enclosure with a wall-mounted shower fixture with a rainfall shower head and a handheld shower head, a radiator, an in-built cupboard, partially tiled walls, and tiled flooring.

OUTSIDE

Front

To the front of the property is a block paved driveway with gated access to the rear of the property.

Rear

To the rear of the property is an enclosed rear garden with a patio area, gravelled area, an outbuilding, a lawn, a shed, planted bordered with established trees, bushes and shrubs, and a fence panelled boundary.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download speed 1000Mbps and Upload speed 220Mbps

Phone Signal – Good coverage of Voice, 3G & 4G - Some coverage of 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 D

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.

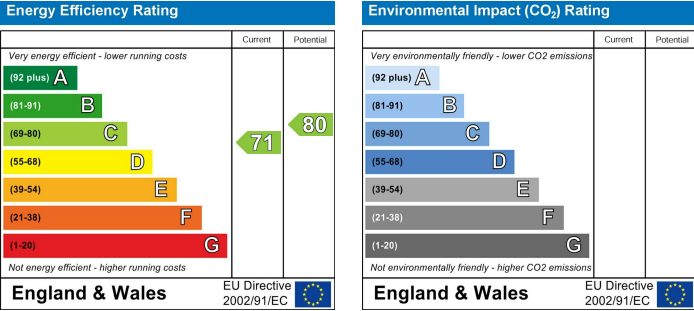
The vendor has advised the following:

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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