

# HoldenCopley

PREPARE TO BE MOVED

Shotton Drive, Arnold, Nottinghamshire NG5 8SW

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Guide Price £400,000

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GUIDE PRICE £400,000 - £425,000...

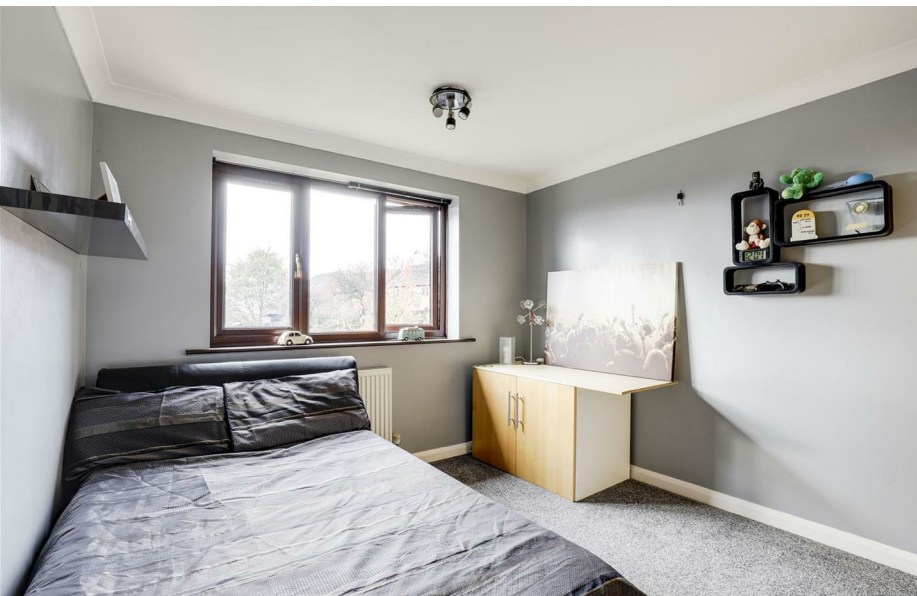
SPACIOUS DETACHED HOUSE...

We are pleased to present to the market this spacious detached home which is exceptionally well-presented and offers spacious accommodation spanning across three floors, allowing the new buyers to drop their bags and move straight in! Situated close to a range of local amenities such as shops, eateries and excellent transport links into Nottingham City Centre as well as being within catchment to excellent schools. To the ground floor is an entrance hall, a family-sized living room, a dining room, a modern fitted kitchen with a feature island, a utility room, a conservatory and a ground floor W/C. The boiler was newly fitted in March 2021 and benefits from a hive thermostat. The first floor carries four great-sized bedrooms which are serviced by a stylish three-piece bathroom suite and the second bedroom benefitting from an en-suite. The second floor carries a large master bedroom. To the front of the property is a block paved driveway with access to the garage which has a remote controlled door, providing off-road parking for multiple cars and to the rear is a private enclosed garden with a well-maintained lawn and a stone paved area.

MUST BE VIEWED







- Detached House
- Five Double Bedrooms
- Two Reception Rooms
- Modern Fitted Kitchen & Separate Utility Room
- Conservatory
- Three-Piece Bathroom Suite & Separate En-Suite
- Private Enclosed Garden
- Ample Off-Road Parking
- Popular Location
- Must Be Viewed









## GROUND FLOOR

### Entrance Hall

6'0" x 15'6" (1.83m x 4.74m)

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

### Living Room

20'2" x 11'4" (6.17m x 3.46m)

The living room has carpeted flooring, a feature fireplace with a decorative surround, a TV point, a radiator, coving to the ceiling and a double glazed window to the front elevation

### Dining Room

11'10" x 9'2" (3.61m x 2.79m)

The dining room has luxury vinyl tiled flooring, a radiator, coving to the ceiling and a glass sliding door providing access into the conservatory

### Conservatory

14'9" x 11'1" (4.50m x 3.39m)

The conservatory has a radiator, a double glazed window surround, a polycarbonate roof and double French doors providing access to the rear garden

### Kitchen

11'10" x 17'4" (3.61m x 5.28m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and a half with a drainer and a swan neck mixer tap, a integrated double oven, an integrated dishwasher, a feature island with a integrated gas hob, a breakfast bar, an extractor hood, two radiators, recessed spotlights, three double glazed windows to the rear elevation and a single door providing access to the rear garden

### Utility Room

7'1" x 6'5" (2.17m x 1.96m)

The utility room has tiled flooring, a range of fitted base and wall units with a worktop, space and plumbing for a washing machine, space for a fridge freezer, a radiator and a double glazed window to the side elevation

### W/C

This space has a low level flush W/C, a vanity style wash basin with stainless steel taps, partially tiled walls and tiled flooring

## FIRST FLOOR

### Landing

The landing has carpeted flooring and provides access to the first floor accommodation

### Master Bedroom

16'6" x 11'10" (5.04m x 3.61m)

The master bedroom has carpeted flooring, in-built wardrobes, access to the en-suite, a radiator, coving to the ceiling and a double glazed window to the front elevation

### En-Suite

5'2" x 4'11" (1.60m x 1.50m)

The en-suite has a low level dual flush W/C, a pedestal wash basin with a stainless steel mixer tap, a fitted shower enclosure with a hand-held shower fixture, a glass shower screen, a chrome heated towel rail, an extractor fan, fully tiled walls, tiled flooring and a double glazed obscure window to the side elevation

### Bedroom Two

12'11" x 8'11" (3.94m x 2.72m)

The second bedroom has carpeted flooring, a radiator, coving to the ceiling and a double glazed window to the rear elevation

### Bedroom Three

10'10" x 9'9" (3.32m x 2.99m)

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

### Bedroom Four

16'2" x 11'5" (4.95m x 3.48m)

The fifth bedroom has carpeted flooring, an in-built wardrobe, a radiator and two double glazed windows to the front and side elevations

### Bathroom

7'6" x 7'5" (2.30m x 2.27m)

The bathroom has a low level flush W/C, a vanity style wash basin, a panelled bath, a radiator, fully tiled walls, laminate wood-effect flooring and a double glazed obscure window to the rear elevation

## SECOND FLOOR

## Landing Two

5'1" x 6'9" (1.55m x 2.07m)

The second landing has carpeted flooring, an in-built storage cupboard, a double glazed window to the side elevation and provides access to the first floor accommodation

## Bedroom Five/Games Room

19'9" x 15'6" (6.02m x 4.74m)

The main bedroom has carpeted flooring, a radiator, two in-built storage cupboards, recessed spotlights and two Velux windows

## OUTSIDE

### Front

To the front of the property is a block paved driveway with access to the garage which has an electric vehicle charger, a well-maintained lawn, decorative plants and shrubs and gated access to the rear garden

### Rear

To the rear of the property is a private enclosed garden with a well-maintained lawn, a stone paved area, decorative plants and shrubs and panelled fencing

## DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band E

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.

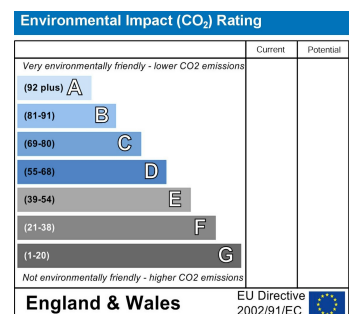
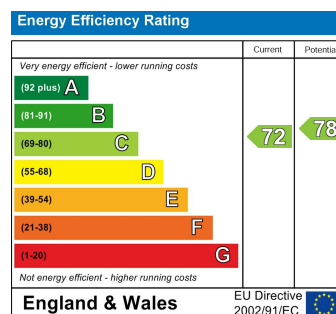
The vendor has advised the following:

Property Tenure is Freehold

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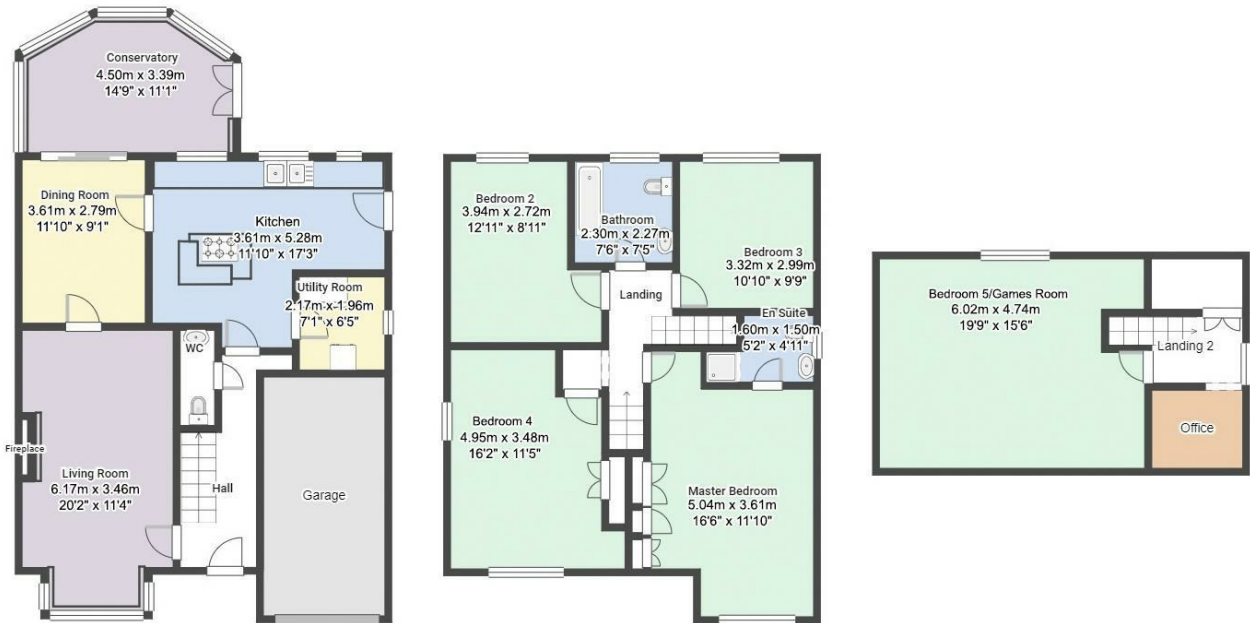
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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