

HoldenCopley

PREPARE TO BE MOVED

Ashington Drive, Arnold, Nottinghamshire NG5 8GH

Offers Over £345,000 - £395,000

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THE PERFECT FAMILY HOME...

Welcome to this beautifully presented detached house situated on a larger than average sized plot, offering spacious accommodation both inside and out. This exceptional property is perfect for any family buyer seeking a comfortable and stylish home. Located in the sought-after rural part of Arnold, this residence enjoys easy access to a variety of local amenities, excellent school catchments, regular transport links, and is conveniently close to the open countryside fields, offering a tranquil setting. As you enter, you are greeted by an inviting entrance hall, leading to a stylish fitted kitchen diner. The kitchen boasts a range of integrated appliances and elegant Granite worktops, providing a modern and functional space for culinary enthusiasts. The spacious living room provides a warm and welcoming atmosphere for relaxation and entertainment. Additionally, there is a convenient W/C on the ground floor, along with access to a separate utility room. Moving to the first floor, you will find four generously sized bedrooms, ensuring ample space for the whole family. These rooms are serviced by a well-appointed bathroom, and the master bedroom benefits from an en-suite bathroom, offering privacy and convenience. Outside, the property features a front driveway with space for two cars, providing off-road parking. To the rear, you will discover a fantastic-sized garden, perfect for outdoor activities and gatherings. There is also a large timber outbuilding with planning permission granted for retention as an outbuilding, providing versatile space for storage or potentially a home office.

MUST BE VIEWED





- Substantial Detached House
- Four Bedrooms
- Spacious Living Room
- Stylish Fitted Kitchen Diner
- Separate Utility Room
- Ground Floor W/C
- Bathroom & En-Suite
- Fantastic-Sized Garden
- Large Outbuilding With Planning Permission
- Off-Road Parking For Two Cars





GROUND FLOOR

Entrance Hall

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

W/C

This space has a concealed dual flush W/C, a wash basin with a fitted storage cupboard, a heated towel rail, Karndean flooring, fully tiled walls and a UPVC double-glazed obscure window to the side elevation

Kitchen

18'3" x 11'9" (5.58m x 3.59m)

The kitchen has a range of fitted base and wall units with Granite worktops, breakfast bar and splashback, an undermount Franke sink with a swan neck mixer tap and Quooker hot water tap, an integrated oven, an integrated microwave, a five-ring CDA gas hob with an angled extractor fan, an integrated dishwasher, an integrated fridge freezer, space for a dining table, Karndean flooring, coving to the ceiling, recessed spotlights, a vertical radiator, a UPVC double-glazed window to the rear elevation and two sets of double French doors providing access to the side and rear garden

Living Room

18'3" x 11'10" (5.57m x 3.62m)

The living room has a UPVC double-glazed window to the front elevation, Karndean flooring, a TV point, coving to the ceiling, a vertical radiator, open access into the kitchen diner and double French doors opening out to the rear garden

Utility Room

15'8" x 7'8" (4.78m x 2.36m)

The utility room has fitted gloss base and wall units with a worktop, an undermount Franke sink with a copper swan neck mixer tap, space and plumbing for a washing machine, space for a separate tumble-dryer, wooden flooring, a radiator, recessed spotlights, UPVC double-glazed windows to the rear elevation and double French doors providing side access

FIRST FLOOR

Landing

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

Bedroom One

12'1" x 11'8" (3.70m x 3.57m)

The first bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, coving to the ceiling, a radiator and access into the en-suite

En-Suite

5'5" x 4'11" (1.67m x 1.51m)

The en-suite has a low level dual flush W/C, a vanity unit wash basin, a corner fitted shower enclosure with an overhead rainfall shower and a handheld shower head, an electrical shaving point, a heated towel rail, floor to ceiling tiled walls and a UPVC double-glazed obscure window to the rear elevation

Bedroom Two

12'5" x 9'10" (3.80m x 3.01m)

The second bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, coving to the ceiling and a fitted sliding mirrored door wardrobe

Bedroom Three

9'2" x 8'1" (2.80m x 2.47m)

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

Bedroom Four

8'11" x 6'3" (2.72m x 1.91m)

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

Bathroom

6'4" x 5'5" (1.94m x 1.67m)

The bathroom has a low level dual flush W/C, a vanity unit wash basin with fitted drawers, an electrical shaving point, a "P" shaped bath with a wall-mounted electric shower fixture and a shower screen, a matte black heated towel rail, floor to ceiling tiled walls and a skylight

OUTSIDE

Front

To the front of the property is a driveway providing off-road parking and a lawned area

Rear

To the rear of the property is a fantastic-sized private enclosed garden with a patio area, an outdoor tap, a lawn, a range of fruit trees, plants and shrubs, fence panelling and an additional timber-built outhouse with planning permission granted

Outbuilding

11'9" x 10'0" (3.60m x 3.05m)

DISCLAIMER

Council Tax Band Rating - Gedling Borough 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.

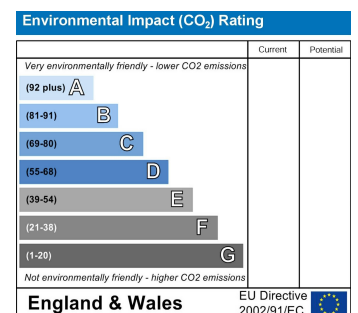
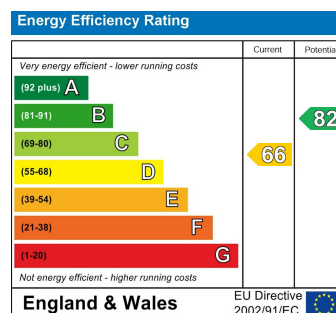
The vendor has advised the following:

Property Tenure is Freehold

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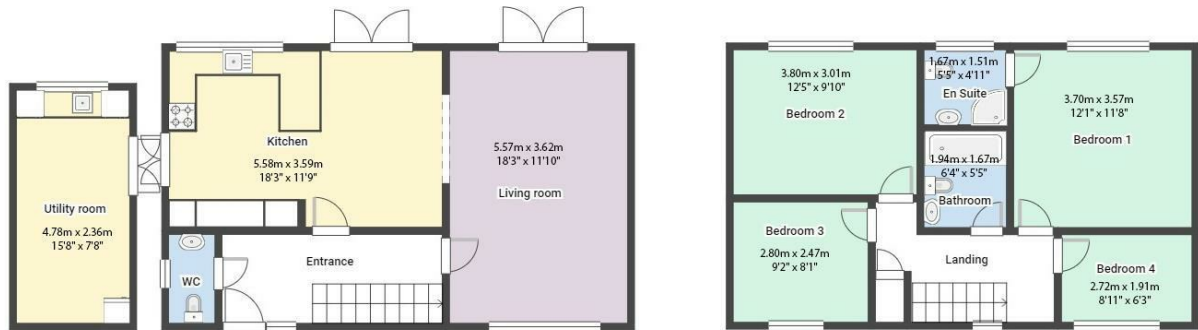
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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0115 8969 800

26 High Street, Arnold, Nottinghamshire, NG5 7DZ

info@holdencopley.co.uk

www.holdencopley.co.uk

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