

HoldenCopley

PREPARE TO BE MOVED

Acton Road, Arnold, Nottinghamshire NG5 7AD

Guide Price £260,000 - £290,000

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GUIDE PRICE: £260,000 - £280,000

LOCATION, LOCATION, LOCATION...

Nestled in a coveted prime location, this four-bedroom detached house offers an idyllic family haven within the vibrant community of Arnold. Situated just a leisurely stroll away from an array of local amenities, this residence presents an enviable lifestyle enriched by proximity to excellent schools, supermarkets, eateries, and convenient bus links to the bustling City Centre. Welcoming you with its charm and spaciousness, the property is perfectly suited for a growing family. As you step through the entrance hall, a composite door leads the way into a thoughtfully designed kitchen diner, ideal for culinary enthusiasts. The heart of this home unfolds into a generously proportioned living room, stretching the entire length of the house, offering a versatile space for relaxation and gatherings. Ascending to the first floor, you will find four well-appointed bedrooms. These bedrooms are served by a well-appointed bathroom suite. Outside, the property greets you with a gated driveway leading to a garage, providing convenient off-road parking. The rear of the house unveils a private, enclosed garden, where you can revel in moments of serenity or entertain guests in a sheltered seating area overlooking a lawn.

MUST BE VIEWED





- Detached House
- Four Bedrooms
- Spacious Living Room
- Fitted Kitchen Diner
- Three-Piece Bathroom Suite
- Gated Driveway
- Single Garage
- Private Garden
- Close To Local Amenities
- Must Be Viewed





GROUND FLOOR

Entrance Hall

The entrance hall has wood-effect flooring, carpeted stairs, a radiator, carpeted stairs, an in-built under stair cupboard and a composite door providing access into the accommodation

Kitchen

13'3" x 9'3" (4.06 x 2.82)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with a mixer tap and drainer, an integrated oven with a gas hob and extractor fan, space and plumbing for a washing machine, space for a fridge freezer, space for a dining table, vinyl flooring, tiled splashback, a radiator, UPVC double-glazed windows to the side and rear elevation and a single UPVC door providing access to the rear garden

Living Room

22'3" max x 11'10" max (6.80 max x 3.63 max)

The living room has a UPVC double-glazed window to the front elevation, wood-effect flooring, a feature fireplace with a decorative surround, a TV point, two radiators, a UPVC double-glazed panelled window to the side elevation and a sliding patio door to access the rear garden

FIRST FLOOR

Landing

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

Bedroom One

13'3" x 10'0" (4.06 x 3.06)

The first bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring and a radiator

Bedroom Two

12'2" x 11'0" (3.73 x 3.36)

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

Bedroom Three

8'3" x 7'6" (2.53 x 2.30)

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

Bedroom Four

12'0" x 8'7" (3.68 x 2.64)

The fourth bedroom has a UPVC double-glazed window to the front elevation, wood-effect flooring, a radiator and an in-built open storage space with a UPVC double-glazed window to the front elevation

Bathroom

7'11" x 5'5" (2.43 x 1.66)

The bathroom has a low level flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted electric shower fixture, wood-effect flooring, fully tiled walls, a radiator, an in-built cupboard and a UPVC double-glazed obscure window to the side elevation

OUTSIDE

Front

To the front of the property is a gated driveway providing ample off-road parking and access to the garage

Garage

The garage has a single-glazed window to the side elevation and an up and over door opening out onto the front driveway

Rear

To the rear of the property is a private enclosed garden with a sheltered seating area, a lawn, a range of plants and shrubs, a patio pathway, an outdoor tap, brick-walled boundaries and access into the garage

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.

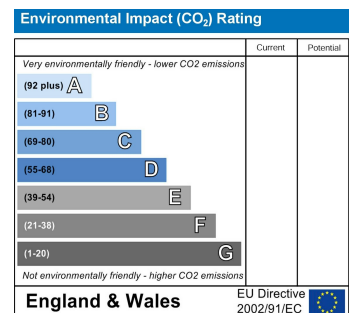
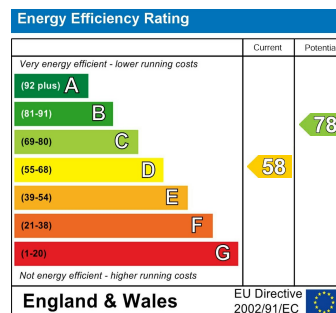
The vendor has advised the following:

Property Tenure is Freehold

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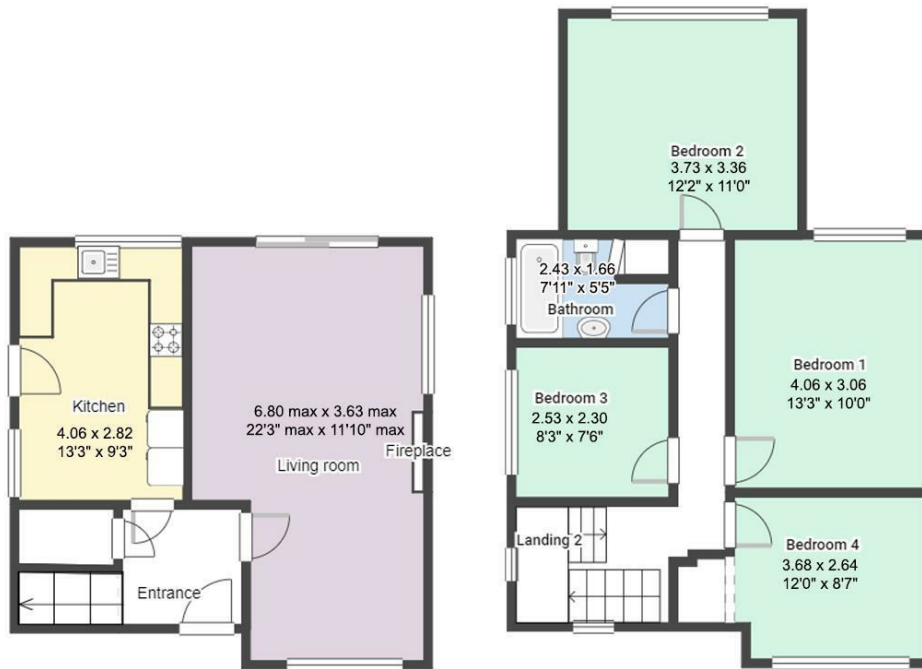
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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