

HoldenCopley

PREPARE TO BE MOVED

Richey Close, Arnold, Nottinghamshire NG5 7LQ

Guide Price £355,000 - £400,000

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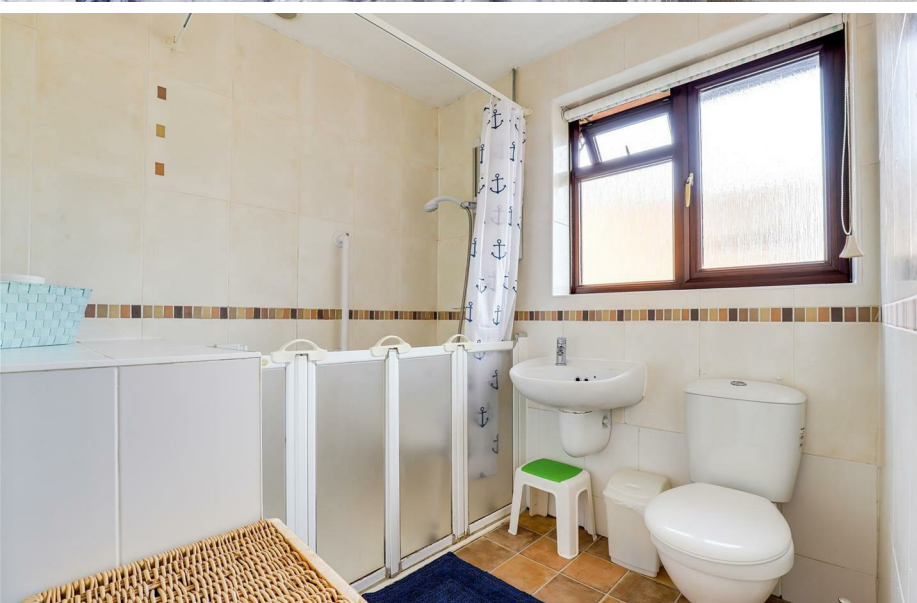
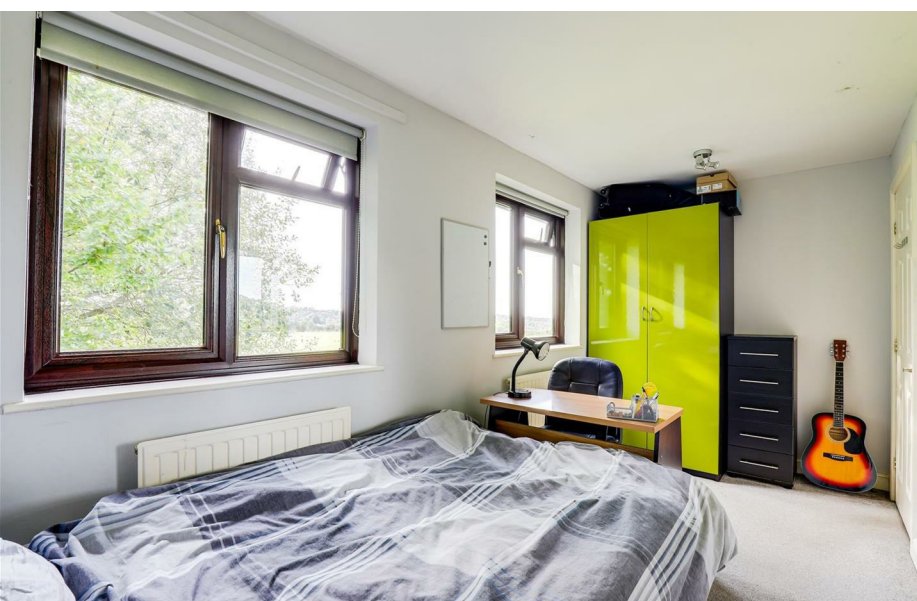
GUIDE PRICE £355,000 - £375,000

SPACIOUS DETACHED HOUSE...

Welcome to this four-bedroom detached house, a true embodiment of spacious living. Nestled within a charming neighbourhood, this property offers an abundance of room for your family to thrive. As you step through the front door, you're greeted by an inviting entrance hall that sets the tone for what lies beyond. The ground floor showcases a thoughtfully designed layout, featuring a living room that's perfect for cosy gatherings and a spacious family room with ample natural light, creating an ideal space for relaxation and entertainment. The modern fitted kitchen seamlessly opens up to the dining room, creating a harmonious environment for culinary enthusiasts and those who love to entertain. A convenient utility room and a well-appointed W/C complete the ground floor amenities. Venturing to the first floor, you'll discover four double bedrooms, each offering comfort and tranquillity. The master bedroom boasts an en-suite, a private oasis that provides a perfect escape after a long day. Additionally, a stylish three-piece bathroom suite caters to the needs of the entire household, offering both practicality and elegance. Outside, the property offers a driveway and a garage for secure parking and storage. The private enclosed garden is perfect for children to play, gardening or simply enjoying the tranquillity of nature. Situated in Arnold, the property is just a short walk away from local shops and restaurants, great schools and excellent transport links into Nottingham City Centre.

MUST BE VIEWED





- Detached House
- Four Double Bedrooms
- Three Spacious Reception Rooms
- Modern Fitted Kitchen With A Separate Utility Room
- Ground Floor W/C
- Three-Piece Bathroom Suite & En-Suite To The Master Bedroom
- Private Enclosed Garden
- Driveway & Garage
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

6'8" x 9'3" (2.04m x 2.84m)

The entrance hall has parquet flooring, carpeted stairs, an in-built storage cupboard, a radiator and a single composite door providing access into the accommodation

Family Room

14'2" x 13'5" (4.34m x 4.09m)

The family room has carpeted flooring, a recessed exposed chimney breast with a feature fireplace, a radiator, wall-mounted light fixtures, coving to the ceiling and a double glazed bay window to the front elevation

Living Room

13'11" x 9'3" (4.26m x 2.84m)

The living room has parquet flooring, a TV point, a radiator and a double glazed window to the front elevation

Kitchen

11'10" x 8'9" (3.63m x 2.67m)

The kitchen has a range of fitted base and wall units with worktops, a sink and a half with a drainer and a swan neck mixer tap, an integrated double oven, an integrated hob, an extractor fan, an integrated fridge freezer, an integrated dishwasher, tiled splashback, tiled flooring with underfloor heating, recessed spotlights, a double glazed window to the rear elevation and is open plan to the dining room

Dining Room

10'10" x 8'9" (3.31m x 2.67m)

The dining room has tiled flooring with underfloor heating, a radiator, a further vertical radiator, recessed spotlights and two double French doors providing access to the rear garden

Utility Room

6'5" x (1.98m x)

The utility room has parquet flooring, space and plumbing for a washing machine and tumble dryer and a double glazed window to the rear elevation

W/C

3'2" x 5'6" (0.97m x 1.68m)

This space has a low-level dual flush W/C, a pedestal wash basin a radiator, parquet flooring, partially tiled walls and a double glazed obscure window to the front elevation

FIRST FLOOR

Landing

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

Master Bedroom

12'2" x 12'8" (3.72m x 3.88m)

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

En-Suite

5'8" x 4'0" (1.75m x 1.24m)

The en-suite has a low-level dual flush W/C, a pedestal wash basin, a fitted shower enclosure with a waterfall-style shower fixture, a radiator and tiled walls

Bedroom Two

9'3" x 17'3" (2.84m x 5.26m)

The second bedroom has carpeted flooring, two radiators and two double glazed windows to the rear elevation

Bedroom Three

14'2" x 6'5" (4.34m x 1.98m)

The third bedroom has laminate flooring, a radiator and two double glazed windows to the front and rear elevations

Bedroom Four

11'0" x 8'9" (3.36m x 2.67m)

The fourth bedroom has carpeted flooring, a radiator and double glazed windows to the rear elevation

Bathroom

6'7" x 6'9" (2.02m x 2.07m)

The bathroom has a low-level dual flush W/C, a wall-mounted wash basin, a walk-in shower enclosure with a shower fixture, a chrome heated towel rail, tiled walls and a double glazed obscure window to the front elevation

OUTSIDE

Front

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

Rear

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

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.

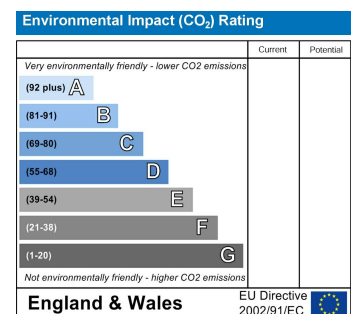
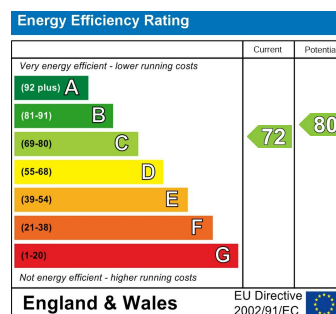
The vendor has advised the following:

Property Tenure is Freehold

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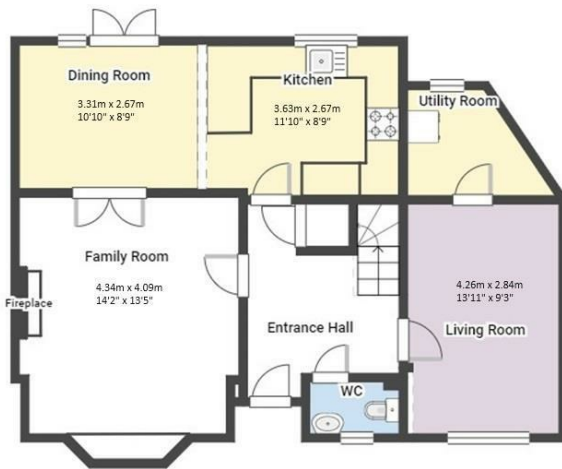
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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