

HoldenCopley

PREPARE TO BE MOVED

Campbell Gardens, Arnold, Nottinghamshire NG5 8RY

£380,000

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SPACIOUS DETACHED HOME...

Introducing this five-bedroom detached house, spanning a generous footprint, it provides an expansive and versatile living space, presenting a blank canvas for new buyers to transform their dreams into reality. As you step through the inviting entrance hall, a sense of sophistication welcomes you. The ground floor boasts a spacious living room bathed in natural light, creating an ideal space for relaxation and entertainment. Adjacent to the living area, discover a versatile office space that caters to the demands of modern living, perfect for remote work or a creative retreat. The heart of the home lies in the open-plan kitchen, a modern culinary haven seamlessly integrated with the dining room. Completing the ground floor is a convenient W/C, adding a touch of practicality to this already exceptional home. Ascending to the first floor, five thoughtfully designed bedrooms await. The three-piece bathroom suite reflects a commitment to style, while the master bedroom boasts an en-suite, providing a private oasis for relaxation. Outside, the property is complemented by a driveway and garage, ensuring convenient and secure parking. The private enclosed garden beckons outdoor enthusiasts, offering a tranquil space for al fresco dining, gardening or simply unwinding in a serene natural setting. This property is situated in a quiet, sought after location just a stone's throw away from excellent schools, various local amenities, main bus links and offering views of the lovely open fields.

MUST BE VIEWED





- Detached House
- Five Bedrooms
- Two Reception Rooms & An Office
- Modern Fitted Kitchen
- Ground Floor W/C
- Three-Piece Bathroom Suite & En-Suite To The Master Bedroom
- Driveway & Garage
- Private Enclosed Garden
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

18'9" x 15'0" (5.72 x 4.59)

The entrance hall has tiled flooring, carpeted stairs, an under-stair storage cupboard, internal access to the garage, a dado rail, a radiator and a single composite door providing access into the accommodation

Living Room

15'7" x 12'2" (4.76m x 3.72m)

The living room has carpeted flooring, a TV point, two radiators, coving to the ceiling and a UPVC double glazed window to the front elevation

Office

10'9" x 9'8" (3.30m x 2.95m)

The office has carpeted flooring, a radiator, a dado rail, coving to the ceiling and a glass sliding door providing access to the rear garden

Kitchen

9'1" x 14'1" (2.77m x 4.31m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with a drainer and a swan neck mixer tap, an integrated oven, an integrated hob, an extractor hood, space for a fridge freezer, an integrated microwave, tiled splashback, tiled flooring, a UPVC double glazed window to the rear elevation, a single UPVC door providing access to the rear garden and is open plan to the dining room

Dining Room

7'11" x 7'11" (2.43m x 2.42m)

The dining room has tiled flooring, a radiator and a UPVC double glazed window to the rear elevation

W/C

3'7" x 4'11" (1.10m x 1.50m)

This space has a low-level dual flush W/C, a pedestal wash basin with a stainless steel mixer tap, tiled flooring and a UPVC double glazed obscure window to the side elevation

FIRST FLOOR

Landing

9'6" x 7'1" (2.92m x 2.17m)

The landing has carpeted flooring, an in-built storage cupboard, a dado rail, a radiator and provides access to the loft and first floor accommodation

Master Bedroom

16'2" x 9'8" (4.95m x 2.97m)

The master bedroom has carpeted flooring, two in-built storage cupboards, a radiator, a dado rail, coving to the ceiling and two UPVC double glazed windows to the front elevation

En Suite

5'11" x 7'3" (1.81m x 2.21m)

The en-suite has a low-level dual flush W/C, a vanity-style wash basin with a stainless steel mixer tap, a *P* shaped panelled bath with a waterfall-style and hand-held shower fixture, a shower screen, a chrome heated towel rail, partially tiled walls, tiled flooring and a UPVC double glazed obscure window to the side elevation

Bedroom Two

10'9" x 8'10" (3.29m x 2.70m)

The second bedroom has a large in-built wardrobe, a radiator and a UPVC double glazed window to the rear elevation

Bedroom Three

8'7" x 8'11" (2.62m x 2.74m)

The third bedroom has carpeted flooring, an in-built wardrobe, a radiator and two UPVC double glazed windows to the front elevation

Bedroom Four

7'9" x 9'10" (2.37m x 3.01m)

The fourth bedroom has carpeted flooring, an in-built storage cupboard, a radiator and a UPVC double glazed window to the rear elevation

Bedroom Five

6'0" x 7'9" (1.85m x 2.37m)

The fifth bedroom has carpeted flooring and a UPVC double glazed window to the rear elevation

Bathroom

7'3" x 5'6" (2.21m x 1.70m)

The bathroom has a low-level dual flush W/C, a vanity-style wash basin with a stainless steel mixer tap, a panelled bath with a wall-mounted shower fixture, a radiator, tiled flooring, partially tiled walls and a UPVC double glazed obscure window to the side elevation

OUTSIDE

Front

To the front of the property is a well-maintained lawn, a driveway with access to the garage providing ample off-road parking, courtesy lighting and side access to the rear garden

Rear

To the rear of the property is a private enclosed garden with a stone paved patio area, a decked area, a lawn, a range of plants and shrubs, a summer house, courtesy lighting, an outdoor tap, panelled fencing and brick boundaries

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.

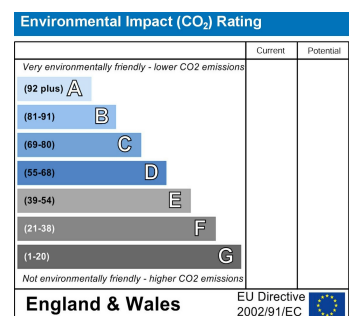
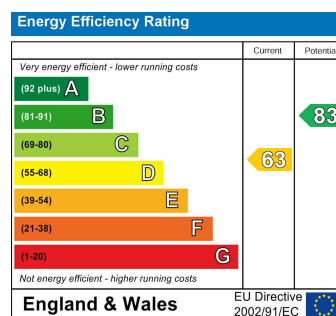
The vendor has advised the following:

Property Tenure is Freehold

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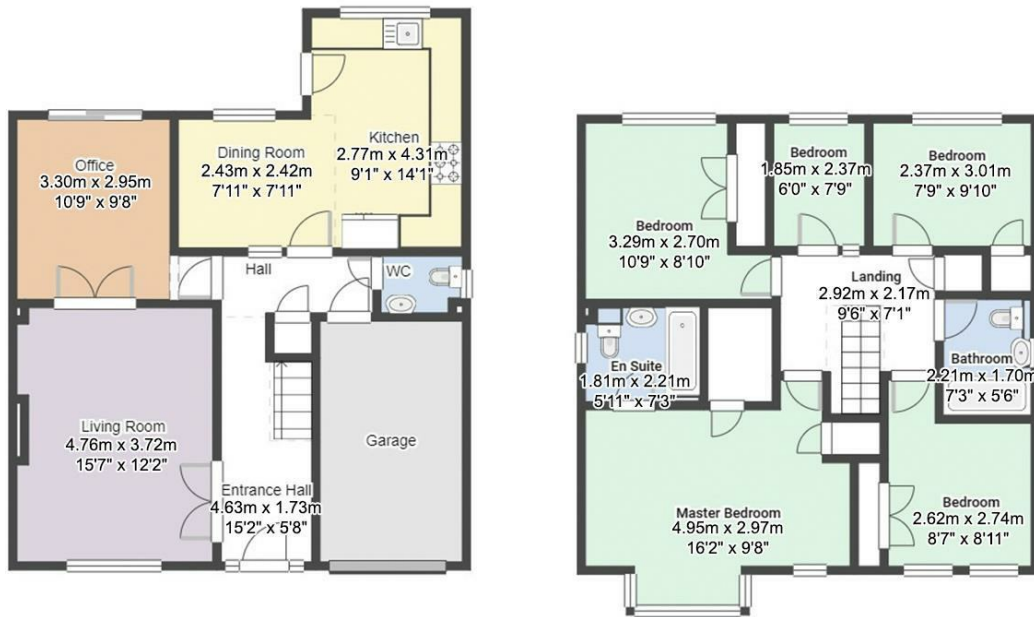
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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