

# HoldenCopley

PREPARE TO BE MOVED

Avonbridge Close, Arnold, Nottinghamshire NG5 8DE

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**Guide Price £380,000**

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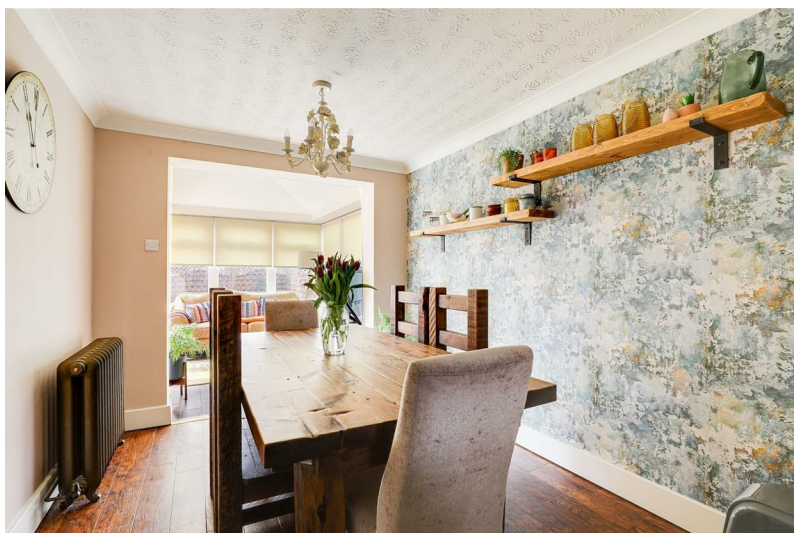


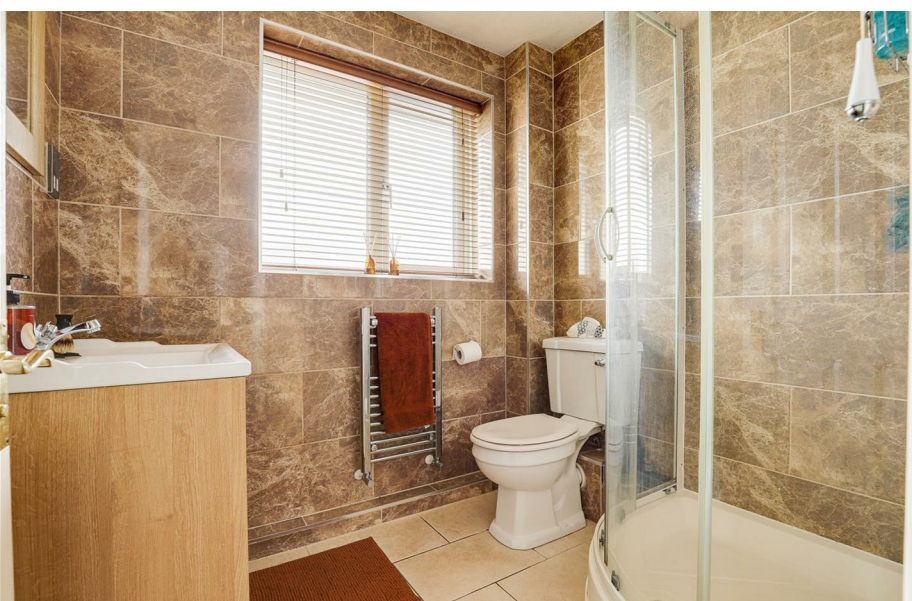
GUIDE PRICE £380,000 - £400,000

BEAUTIFUL FAMILY HOME IN SOUGHT-AFTER LOCATION...

This four bedroom detached house is a credit to the current owners as the property is presented to an exceptionally high standard and offers impeccably appointed accommodation, which will no doubt be of huge appeal to families requiring spacious and versatile living accommodation. This property is situated in a quiet cul-de-sac within a sought-after location, just a stone's throw away from various amenities including the beautiful Gedling Country Park, excellent school catchments, local facilities and regular transport links along with easy access into the City Centre. Internally, the property comprises of an entrance hall, two reception rooms, a W/C, a conservatory and a stylish fitted kitchen with double French doors opening out to the rear garden. Upstairs on the first floor are three double bedrooms and a single bedroom serviced by ample storage space and two modern bathroom suites. Outside to the front of the property is a driveway providing off-road parking for multiple cars with access into the integral garage and to the rear is a private south-facing garden with a bespoke built BBQ and outdoor dining area - perfect for entertaining guests in the summer!

MUST BE VIEWED





- Detached Family Home
- Four Bedrooms
- Two Reception Rooms
- Conservatory
- Stylish Fitted Kitchen
- Ground Floor W/C
- Two Bathrooms
- Integral Garage & Driveway
- South-Facing Garden With Bespoke BBQ Area
- Sought-After Location





## GROUND FLOOR

### Entrance Hall

3'5" x 20'11" (1.04m x 6.38m)

The entrance hall has carpeted flooring, a dado rail, coving to the ceiling, a column radiator, an in-built cupboard and a composite door providing access into the accommodation

### W/C

2'7" x 6'3" (0.81m x 1.93m)

This space has a low level dual flush W/C, a wash basin with fitted storage, floor to ceiling tiles, a radiator and a UPVC triple-glazed obscure window to the front elevation

### Living Room

10'6" x 19'10" (3.22m x 6.07m)

The living room has a UPVC triple-glazed square bay window to the front elevation, coving to the ceiling, a radiator and a column radiator, a recessed fireplace with a coal-fire and a decorative wooden mantelpiece, a TV point and double doors opening into the dining room

### Dining Room

8'6" x 10'11" (2.59m x 3.33m)

The dining room has coving to the ceiling, a column radiator and open plan to the conservatory

### Conservatory

10'2" x 9'3" (3.12m x 2.82m)

The conservatory has recessed spotlights, a range of UPVC triple-glazed windows to the side and rear elevation and double French doors opening out to the rear garden

### Kitchen

18'4" x 10'2" (5.60m x 3.10m)

The kitchen has a range of fitted base and wall units with Granite worktops, a Belfast style sink with a swan neck tap, space for a range cooker, an extractor fan, an integrated dishwasher, space for an American-style fridge freezer, a column radiator, tiled splashback, UPVC triple-glazed windows to the rear elevation and double French doors opening out to the rear garden

## FIRST FLOOR

### Landing

10'9" x 8'9" (3.29m x 2.68m)

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

### Bedroom One

14'11" x 13'10" (4.57m x 4.24m)

The first bedroom has a UPVC triple-glazed window to the front and side elevation, carpeted flooring, a column radiator, an in-built cupboard, fitted floor to ceiling wardrobes and access into the en-suite

### En-Suite

5'8" x 6'7" (1.74m x 2.02m)

The en-suite has a low level flush W/C, a wash basin with storage cupboard, a corner fitted shower enclosure with a mains-fed shower, a chrome heated towel rail, tiled flooring, fully tiled walls, an electrical shaving point, an extractor fan and a UPVC triple-glazed obscure window to the front elevation

### Bedroom Two

13'10" x 8'11" (4.22m x 2.73m)

The second bedroom has a UPVC triple-glazed window to the front elevation, carpeted flooring and a column radiator

### Bedroom Three

10'6" x 11'8" (3.22m x 3.56m)

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

### Bedroom Four

8'11" x 8'11" (2.74m x 2.73m)

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

### Bathroom

5'10" x 7'6" (1.78m x 2.29m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath with a mains-fed shower and a shower screen, fully tiled walls, a chrome heated towel rail and a UPVC triple-glazed obscure window to the rear elevation

## OUTSIDE

### Front

To the front of the property is a lawned garden with a range of mature plants and shrubs, courtesy lighting, a tarmac driveway, access into the garage and gated access to the side and rear garden

### Garage

9'1" x 18'0" (2.78m x 5.49m)

The garage has an up over door opening out onto the driveway, a ceiling strip light and a single door providing side access

### Rear

To the rear of the property is a private enclosed south-facing garden with a sandstone patio area, external lighting, an outdoor tap, a lawn, a range of plants and shrubs, a bespoke brick-built family BBQ area, fence panelling and gated access

## 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.

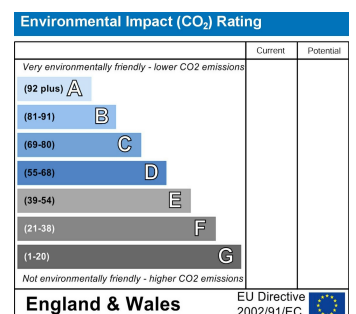
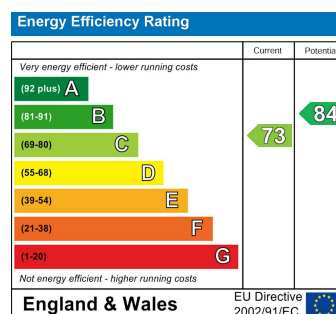
The vendor has advised the following:

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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