

# HoldenCopley

PREPARE TO BE MOVED

Cross Street, Arnold, Nottinghamshire NG5 7BY

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Guide Price £265,000

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GUIDE PRICE £265,000 - £275,000

Introducing a fantastic opportunity to create your dream home in this three-bedroom detached property, offering endless possibilities for personalization. Situated in sought after location just a stone's throw away from Arnold Town Centre, hosting a range of local amenities, shops, excellent bus links and within catchment to great schools, this residence provides a solid foundation for those seeking to put their own stamp on a property. Upon entering through the porch, you are welcomed into an inviting entrance hall, setting the stage for your vision to unfold. The ground floor boasts a spacious living room, perfect for relaxing and entertaining guests. A separate dining room offers an ideal space for hosting memorable gatherings and creating lasting memories. Adjoining the living areas, a charming conservatory beckons with its abundant natural light, seamlessly connecting indoor and outdoor spaces. The kitchen provides a blank canvas for culinary creativity, allowing you to design a space that suits your taste and preferences. A convenient W/C is also located on the ground floor. Additionally, a sun room presents an ideal spot for a cozy breakfast nook or a versatile area for relaxation. From here, immerse yourself in the beauty of the private enclosed decorative garden, complete with a variety of plants and shrubs and seating areas. Heading to the first floor, you'll find three bedrooms, each featuring in-built wardrobes to accommodate your storage needs. Completing the first floor is a three-piece bathroom suite, offering convenience for the whole family. The property also boasts a driveway and garage, providing ample off-road parking.

MUST BE VIEWED





- Detached House
- Three Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Conservatory & Sun Room
- Three-Piece Bathroom Suite
- Private Enclosed Decorative Garden
- Driveway & Garage
- Must Be Viewed
- Popular Location





## GROUND FLOOR

### Entrance Porch

The entrance porch has tiled flooring, a UPVC double glazed window to the front elevation and a single UPVC door providing access into the accommodation

### Hall

3'9" x 12'9" (1.15m x 3.90m)

The hall has cushion flooring, carpeted stairs, a radiator, a dado rail and coving to the ceiling

### Living Room

15'3" x 12'8" (4.67m x 3.88m)

The living room has carpeted flooring, a tiled hearth with a decorative brick feature, a TV point, a radiator, wall-mounted light fixtures, a feature ceiling rose, a dado rail, coving to the ceiling and a UPVC double glazed window to the front elevation

### Dining Room

9'4" x 9'1" (2.87m x 2.79m)

The dining room has carpeted flooring, a radiator, a serving hatch, a dado rail, a feature ceiling rose, coving to the ceiling and a UPVC glass sliding door providing access to the conservatory

### Conservatory

11'8" x 10'9" (3.56m x 3.28m)

The conservatory has tiled flooring, wall-mounted light fixtures, a dado rail, UPVC double glazed windows to the side and rear elevations, a polycarbonate roof and UPVC double French doors providing access to the rear garden

### Kitchen

11'11" x 10'1" (3.64m x 3.09m)

The kitchen has a range of fitted base and wall units with worktops, a sink and a half, an integrated double oven, an integrated gas hob, an extractor fan, space for a fridge freezer, space and plumbing for a washing machine, a pantry, tiled splashback, a UPVC double glazed window to the rear elevation and a single door providing access to the rear garden

### Sun Room

8'4" x 6'8" (2.55m x 2.04m)

The sun room has a wall-mounted light fixture, a UPVC double glazed window surround, a polycarbonate roof and a single UPVC door providing access to the rear garden

### W/C

6'7" x 2'7" (2.02m x 0.80m)

This space has a low-level flush W/C, a wall-mounted wash basin, tiled splashback and a UPVC double glazed window to the side elevation

## FIRST FLOOR

### Landing

3'8" x 9'0" (1.14m x 2.75m)

The landing has carpeted flooring, an in-built storage cupboard, a dado rail, a window to the side elevation with a stained glass insert, coving to the ceiling and provides access to the loft and first floor accommodation

### Master Bedroom

10'11" x 13'1" (3.34m x 4.00m)

The master bedroom has carpeted flooring, a large in-built wardrobe, a radiator, coving to the ceiling and a UPVC double glazed window to the front elevation

### Bedroom Two

11'10" x 9'9" (3.61m x 2.98m)

The second bedroom has carpeted flooring, an in-built wardrobe, a radiator, coving to the ceiling and a UPVC double glazed window to the rear elevation

### Bedroom Three

9'7" x 8'6" (2.93m x 2.60m)

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

## Bathroom

6'0" x 7'9" (1.83m x 2.38m)

The bathroom has a low-level flush W/C, a pedestal wash basin, a panelled bath with an electric shower fixture, a radiator, partially tiled walls and a UPVC double glazed obscure window to the rear elevation

## OUTSIDE

### Front

To the front of the property is a driveway providing off-road parking for two cars and access to the garage which benefits from electricity and a tap

### Rear

To the rear of the property is a private enclosed decorative garden with a stone paved seating area, a stone pebbled area, a range of decorative plants and shrubs and panelled fencing

## DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band C

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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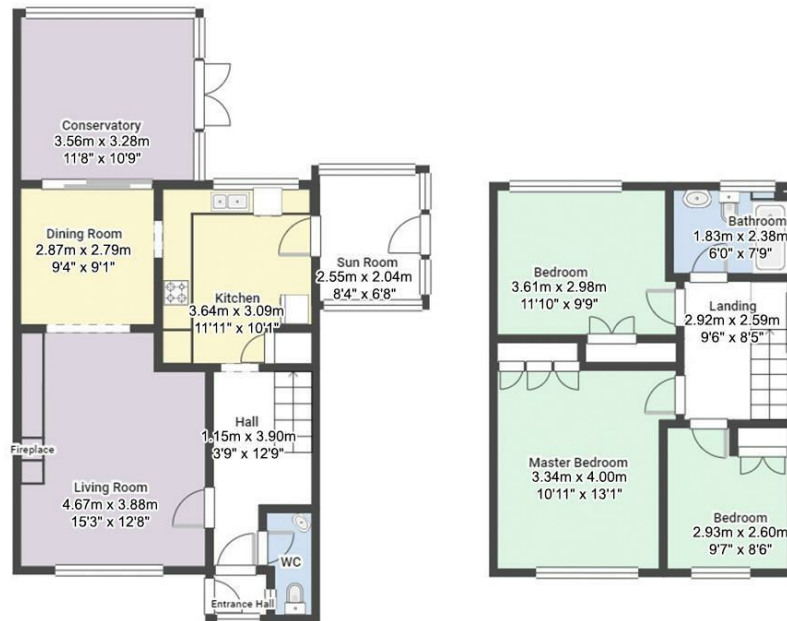
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D		62
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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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