

# HoldenCopley

PREPARE TO BE MOVED

Arnot Hill Road, Arnold, Nottinghamshire NG5 6LJ

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Offers In The Region Of £325,000



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## THE PERFECT FAMILY HOME...

Nestled in the sought-after locale of Arnold, this charming three-bedroom detached house presents a golden opportunity for families seeking their dream home. Situated just a stone's throw away from a plethora of local amenities in Arnold, Mapperley, and Sherwood, convenience is a daily companion. Moreover, the residence lies within the catchment area of exceptional schools, further enhancing its appeal. As you step inside, the property welcomes you with spacious and well-presented interiors. The ground floor unfolds to reveal a welcoming porch, an inviting entrance hall, a convenient W/C, two generously proportioned reception rooms, and a thoughtfully designed fitted kitchen – perfect for culinary enthusiasts. Ascending to the first floor, you'll discover two ample double bedrooms and a cosy single bedroom, serviced by a beautifully appointed bathroom and a private en-suite, ensuring comfort and convenience for all family members. Moving outdoors, the property boasts a front driveway with gated access leading to the rear garage. Here, a private, enclosed, low-maintenance garden awaits, offering both tranquility and space for outdoor activities. The garden features a blend of patio and gravelled areas, adorned with an array of decorative trees, plants, and shrubs, including herbaceous borders and elegant palm trees. This oasis promises relaxation and a connection to nature, making it the perfect setting for family gatherings and leisurely evenings. In summary, this three-bedroom detached house in Arnold is a haven of comfort and style, ideally situated to embrace the best of suburban living while offering a retreat for modern family life.

NO UPWARD CHAIN







- Detached House
- Three Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Ground Floor W/C
- Bathroom & En-Suite
- Low Maintenance Garden
- Driveway & Garage
- Sought-After Location
- No Upward Chain











## GROUND FLOOR

### Porch

The porch has tiled flooring, UPVC double-glazed windows to the front and side elevation, exposed brick walls and a single UPVC door providing access into the accommodation

### Entrance Hall

The entrance hall has vinyl flooring, carpeted stairs with decorative wooden spindles, a radiator and coving to the ceiling

### W/C

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

### Kitchen

10'6" x 8'0" (3.22m x 2.46m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a double sink with a swan neck mixer tap and drainer, an integrated oven with an electric hob and extractor fan, a wall-mounted BAXI boiler, space for an under-counter fridge, space and plumbing for a slimline dishwasher, partially tiled walls, an in-built under stair cupboard, a radiator, a UPVC double-glazed window to the rear elevation and a single UPVC door to access the rear garden

### Dining Room

11'4" x 9'10" (3.46m x 3.02m)

The dining room has a UPVC double-glazed window to the front elevation, wall-light fixtures, carpeted flooring, coving to the ceiling, a dado rail, a radiator, a ceiling rose and double sliding doors leading into the living room

### Living Room

14'7" x 11'8" (4.46m x 3.57m)

The living room has carpeted flooring, coving to the ceiling, a TV point, wall-mounted light fixtures, a dado rail, a feature fireplace with an electric fire and a decorative surround, a ceiling rose, a radiator and a sliding patio door to access the rear garden

## FIRST FLOOR

### Landing

The landing has a UPVC double-glazed obscure window to the side elevation, carpeted flooring, a radiator, coving to the ceiling, access to the loft and provides access to the first floor accommodation

### Bedroom One

12'7" x 12'8" (3.86m x 3.87m)

The first bedroom has a UPVC double-glazed window to the front elevation, wooden flooring, a radiator, coving to the ceiling and access into the en-suite

### En-Suite

9'6" x 4'5" (2.90m x 1.36m)

The en-suite has a low level flush W/C, a pedestal wash basin, a shower enclosure with a wall-mounted electric shower fixture, partially tiled walls, a radiator with a chrome towel rail and a UPVC double-glazed obscure window to the side elevation

### Bedroom Two

10'8" x 10'5" (3.26m x 3.18m)

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

### Bedroom Three

9'1" x 7'3" (2.78m x 2.22m)

The third bedroom has a UPVC double-glazed window to the rear elevation, wooden flooring, a radiator and an in-built triple wardrobe

### Bathroom

7'1" x 6'0" (2.16m x 1.83m)

The bathroom has a low level flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted electric shower fixture, a radiator with a chrome towel rail, fully tiled walls and a UPVC double-glazed obscure window to the front elevation

## OUTSIDE

## Front

To the front of the property is a driveway with double gated access to the garage towards the rear, a gravelled area and a patio pathway leading up to the front door

## Garage

16'7" x 10'10" (5.08m x 3.31m)

The oversized garage has a pitched tiled roof, a fitted worktop, a wall-mounted porcelain sink with a cold tap, a wall-mounted brass tap suitable for a hosepipe, space and plumbing for a washing machine, space for a tumble-dryer, space for additional appliances, multiple power points, ceiling strip lights, a UPVC double-glazed window to the side elevation, a single wooden door to access the garden 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 paved patio and gravelled areas, a range of decorative trees, plants and shrubs, courtesy lighting, a retractable canopy, fence panelled boundaries and gated access

## 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.

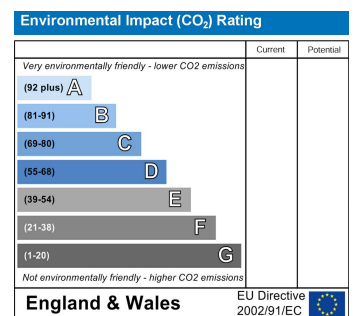
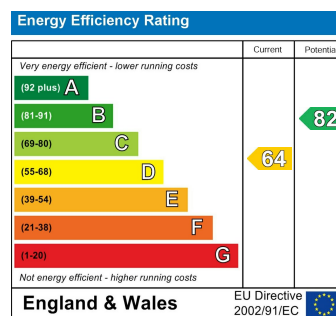
The vendor has advised the following:

Property Tenure is Freehold

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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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