

# HoldenCopley

PREPARE TO BE MOVED

Norbett Road, Arnold, Nottinghamshire NG5 8EA

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Guide Price £190,000

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GUIDE PRICE £190,000 - £200,000

RENOVATED THROUGHOUT...

Welcome to this two-bedroom semi-detached house that has undergone a complete transformation, boasting a contemporary and stylish design throughout. As you enter, you are greeted by an entrance hall leading to a warm and inviting living room, perfect for relaxation and entertainment. The ground floor also features a modern fitted kitchen, seamlessly blending functionality and aesthetics, along with a charming conservatory that floods the space with natural light. Ascending to the first floor, you'll discover two well-appointed bedrooms, each offering comfort and tranquillity. The three-piece bathroom suite adds a touch of luxury to the upstairs space, ensuring a delightful experience for residents and guests alike. Outside, the property is complemented by a convenient driveway and a private enclosed garden, providing an ideal setting for outdoor activities, gatherings or simply enjoying some peaceful moments. Situated in a sought after location within easy reach of the excellent amenities and facilities Arnold has to offer along with catchment to great school and regular access into the City Centre. This renovated gem is a testament to modern living, offering a perfect blend of comfort, style and practicality. Don't miss the opportunity to make this meticulously upgraded house your dream home.

MUST BE VIEWED







- Semi-Detached House
- Two Bedrooms
- Spacious Living Room
- Modern Fitted Kitchen
- Conservatory
- Stylish Three-Piece Bathroom Suite
- Driveway
- Private Enclosed Garden
- Renovated Throughout
- Popular Location









## GROUND FLOOR

### Entrance Hall

The entrance hall has carpeted flooring, a radiator and a single composite door providing access into the accommodation

### Living Room

12'4" x 12'5" (3.78m x 3.80m)

The living room has carpeted flooring, a TV point, a radiator, recessed spotlights, coving to the ceiling and a UPVC double glazed box bay window to the front elevation

### Kitchen

12'4" x 8'3" (3.78m x 2.52m)

The kitchen has a range of fitted base and wall units with marble-effect worktops, a sink with a drainer and a swan neck mixer tap, an integrated oven, an integrated microwave, an integrated hob, an integrated fridge freezer, an integrated dishwasher, an integrated washing machine, a vertical radiator, access to the storage room, laminate flooring, recessed spotlights, a window to the rear elevation and a single door providing access to the conservatory

### Storage Room

2'7" x 9'1" (0.81m x 2.77m)

The storage room has a wall-mounted boiler, an obscure window to the side elevation and provides ample storage space

### Conservatory

15'1" x 7'7" (4.62m x 2.33m)

The conservatory has laminate flooring, an in-built storage cupboard, a radiator, a UPVC double glazed roof, a UPVC double glazed window surround and a single UPVC door providing access to the rear garden

## FIRST FLOOR

### Landing

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

### Bedroom One

9'3" x 8'11" (2.84m x 2.73m)

The main bedroom has carpeted flooring, a radiator, coving to the ceiling and a UPVC double glazed window to the front elevation

### Bedroom Two

9'3" x 7'9" (2.83m x 2.38m)

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

### Bathroom

6'3" x 7'3" (1.93m x 2.23m)

The bathroom has a low-level dual flush W/C, a countertop wash basin with a stainless steel mixer tap with drawer units, a panelled bath with a waterfall-style and hand-held shower fixture, a shower screen, a heated towel rail, partially tiled walls, laminate flooring, recessed spotlights and a UPVC double glazed obscure window to the rear elevation

## OUTSIDE

### Front

To the front of the property is a driveway providing ample off-road parking and gated access to the rear garden

### Rear

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

## DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band B

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.

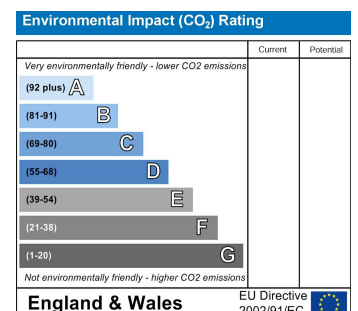
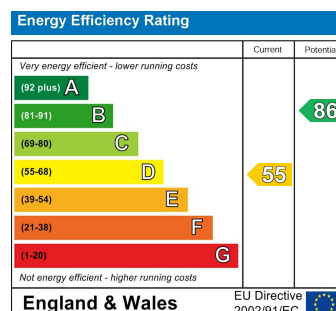
The vendor has advised the following:

Property Tenure is Freehold

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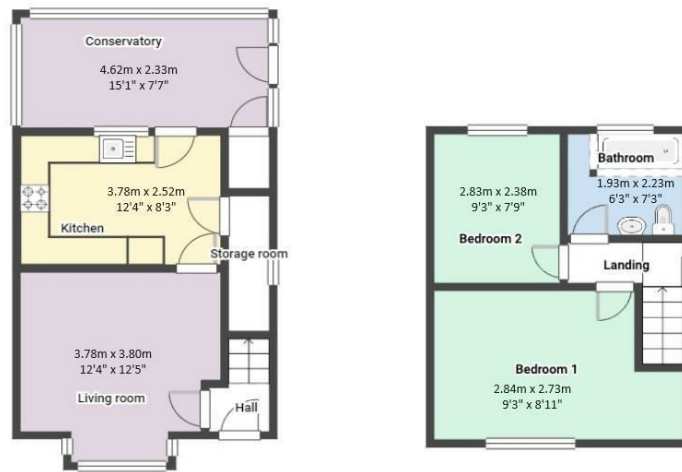
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# Norbett Road, Arnold, Nottinghamshire NG5 8EA

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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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