

# HoldenCopley

PREPARE TO BE MOVED

Nell Gwyn Crescent, Arnold, Nottinghamshire NG5 8NQ

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Guide Price £250,000 - £285,000

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GUIDE PRICE £250,000 - £270,000

NO UPWARD CHAIN...

In a sought-after location, this charming semi-detached house presents an enticing opportunity for prospective buyers. Situated within easy reach of Bestwood Country Park, a haven for nature enthusiasts, and boasting convenient access to local amenities including shops, schools, and excellent transport links, this property epitomizes modern suburban living at its finest. Recently renovated, the house welcomes you as you step into the entrance hall. The spacious living room, adorned with double French doors, seamlessly connects indoor and outdoor living, leading to the rear garden. The modern kitchen diner provides a delightful space for culinary endeavours. Ascending the stairs reveals three well-appointed bedrooms and a three-piece bathroom suite, providing comfort and functionality. Outside, the property is a gravelled driveway, while the enclosed rear garden features a patio area, decked steps leading to another patio space, a lawn, and fence panelled boundaries.

MUST BE VIEWED







- Semi-Detached House
- Three Bedrooms
- Spacious Living Room
- Modern Fitted Kitchen Diner
- Three-Piece Bathroom Suite
- Well-Presented Throughout
- Newly Refurbished
- Off-Street Parking
- Popular Location.
- Must Be Seen







## GROUND FLOOR

### Entrance Hall

7'11" x 6'6" (max) (2.42m x 1.99m (max))

The entrance hall has a UPVC double glazed window to the side elevation, wood-effect flooring, carpeted stairs, a radiator, an understairs in-built cupboard, and a composite door providing access into the accommodation.

### Living Room

19'9" x 10'11" (max) (6.04m x 3.34m (max))

The living room has a UPVC double glazed window bow window to the front elevation, two radiators, coving to the ceiling, two wall-mounted light fixtures, carpeted flooring, and double French doors providing access to the rear garden.

### Kitchen/Diner

18'1" x 11'8" (max) (5.53m x 3.56m (max))

The kitchen diner has a range of modern fitted base and wall units with worktops, composite sink, mixer tap and drainer, space for a freestanding cooker, an extractor fan, two radiators, space and plumbing for a washing machine and dishwasher, recessed spotlights, partially tiled walls, wood-effect flooring, two UPVC double glazed windows to the rear elevation, and a UPVC door opening out to the rear garden.

## FIRST FLOOR

### Landing

10'10" x 6'6" (max) (3.31m x 2.00m (max))

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

### Bedroom One

11'4" x 8'9" (max) (3.47m x 2.69m (max))

The first bedroom has a UPVC double glazed window to the rear elevation, a radiator, double door in-built cupboard, and carpeted flooring.

### Bedroom Two

10'11" x 8'9" (max) (3.34m x 2.69m (max))

The second bedroom has a UPVC double glazed window to the front elevation, a radiator, an in-built cupboard, and carpeted flooring.

### Bedroom Three

8'5" x 5'7" (2.57m x 1.72m)

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

### Bathroom

8'3" x 5'6" (max) (2.52m x 1.69m (max))

The bathroom has a UPVC double glazed window to the front elevation, a concealed dual flush W/C, a vanity-style wash basin, a panelled bath with a wall-mounted shower fixture with a rainfall shower head and a handheld shower head and shower screen, a chrome heated towel rail, a recessed spotlight, floor-to-ceiling tiling, and tiled flooring.

## OUTSIDE

### Front

To the front of the property is a gravelled driveway for several vehicles.

### Rear

To the rear of the property is an enclosed garden, with a patio area, decked steps to a further patio area, a lawn, and fence panelled boundary.

## 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.

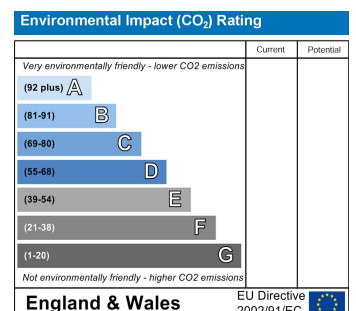
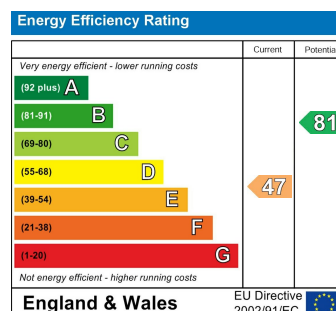
The vendor has advised the following:

Property Tenure is Freehold

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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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