

HoldenCopley

PREPARE TO BE MOVED

Derry Drive, Arnold, Nottinghamshire NG5 8RT

Guide Price £350,000

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GUIDE PRICE: £350,000 - £375,000

THE PERFECT FAMILY HOME...

Welcome to this modern detached house perfect for a growing family. Situated in the coveted catchment area for two highly regarded local schools and nestled within close proximity to shops and amenities, convenience and comfort await you at every turn. Step through the entrance hall and into this well-presented property, where you'll find a fitted kitchen diner that offers a contemporary space for culinary creations and family meals, while the spacious living room beckons with its inviting ambiance and French doors that seamlessly connect indoor and outdoor living. Venture upstairs to discover four bedrooms, providing ample space for rest and relaxation, along with a conveniently located three-piece bathroom to serve the needs of the household. Outside, to the front is a lawn framed by established shrubs and courtesy lighting, complemented by a wall-mounted electric charging point and gated driveway offering secure parking. The rear garden beckons with its low-maintenance appeal, featuring an artificial lawn and decked patio area perfect for al fresco gatherings. Boundaries are defined by fence panels, while gated access leads to the versatile garden room. The garden room itself provides a versatile space for work or play. Bi-folding doors effortlessly connect indoor and outdoor realms, while a convenient w/c adds practicality to this inviting retreat. With its blend of modern comforts, convenient location, and versatile outdoor spaces, this exceptional property promises to be the perfect setting for creating cherished family memories for years to come.

MUST BE VIEWED





- Detached House
- Four Bedrooms
- Spacious Living Room
- Fitted Breakfast Kitchen Diner
- Three-Piece Bathroom Suite
- Off-Street Parking
- Enclosed Low-Maintained Rear Garden
- Versatile Garden Room
- Well-Presented throughout
- Must Be Viewed





GROUND FLOOR

Entrance Hall

The entrance hall has wood-effect flooring, carpeted stairs, an in-built cupboard, and a single door providing access into the accommodation.

Kitchen Diner

18'11" x 9'5" (5.77m x 2.88m)

The kitchen diner has a range of fitted base and wall units with worktops and a breakfast bar, a composite sink with a mixer tap and drainer, an integrated double oven, ceramic hob, glass splashback and extractor fan, integrated fridge freezer, integrated washing machine and dishwasher, wood-effect flooring, a radiator, space for a dining table, recessed spotlights, three UPVC double glazed windows to the side and rear elevation, and a UPVC door providing access to the rear garden.

Living Room

15'10" x 10'6" (4.83m x 3.22m)

The living room has wood-effect flooring, a TV point, coving to the ceiling, a radiator, a feature fireplace with a wood-effect surround, and marble-effect hearth, two full-height UPVC double glazed windows to the rear elevation, and double French doors opening out to the rear garden.

FIRST FLOOR

Landing

The landing has a UPVC double glazed window to the side elevation, an in-built cupboard, carpeted flooring, access into the loft with lighting, and provides access to the first floor accommodation.

Bedroom One

12'5" x 8'6" (3.81m x 2.61m)

The first bedroom has a UPVC double glazed window to the rear elevation, a radiator, and wood-effect flooring.

Bedroom Two

9'6" x 9'6" (2.92m x 2.92m)

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

Bedroom Three

9'6" x 6'6" (2.90m x 1.99m)

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

Bedroom Four

9'6" x 5'8" (2.90m x 1.73m)

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

Bathroom

6'10" x 6'5" (2.09m x 1.97m)

The bathroom has a UPVC double glazed obscure window to the rear elevation, a low level flush W/C, a vanity-style wash basin, a shower enclosure with a wall-mounted shower fixture with a rainfall shower head and a handheld shower head, a heated towel rail, a wall-mounted unit, recessed spotlights, extractor fan, partially tiled walls, and tiled flooring.

OUTSIDE

Front

To the front of the property is a small lawn, courtesy lighting, a planted border with established shrubs, a wall-mounted electric charging point, a driveway with gated access to the rear.

Rear

To the rear of the property is an enclosed low-maintained rear garden, with an artificial lawn, decked patio area, courtesy lighting, fence panelled boundary, and gated access to the versatile garden room.

Garden Room

14'8" x 6'7" (4.49m x 2.03m)

The garden room has vinyl flooring, a wall-mounted air conditioning unit, recessed spotlights, a single door providing access to the driveway, bi-folding doors opening out to the garden, and access into the W/C.

W/C

This space has a UPVC double glazed obscure window, a low level flush W/C, a pedestal wash basin with a wall-mounted water heater, a singular recessed spotlight, and vinyl flooring.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast download speed 1000Mbps and Upload speed 220Mbps

Phone Signal – Good coverage of Voice, 3G, 4G & 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – Garage conversion - all paperwork can be provided

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.

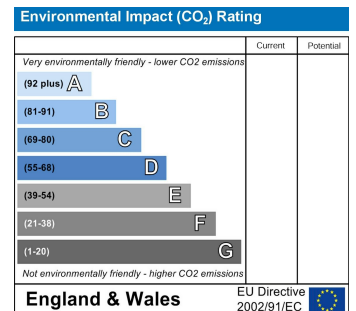
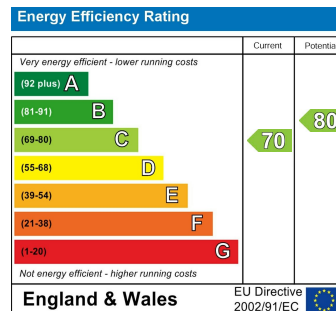
The vendor has advised the following:

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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