

# HoldenCopley

PREPARE TO BE MOVED

Clarke Avenue, Arnold, Nottinghamshire NG5 8DL

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**Guide Price £330,000**



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GUIDE PRICE £330,000 - £350,000

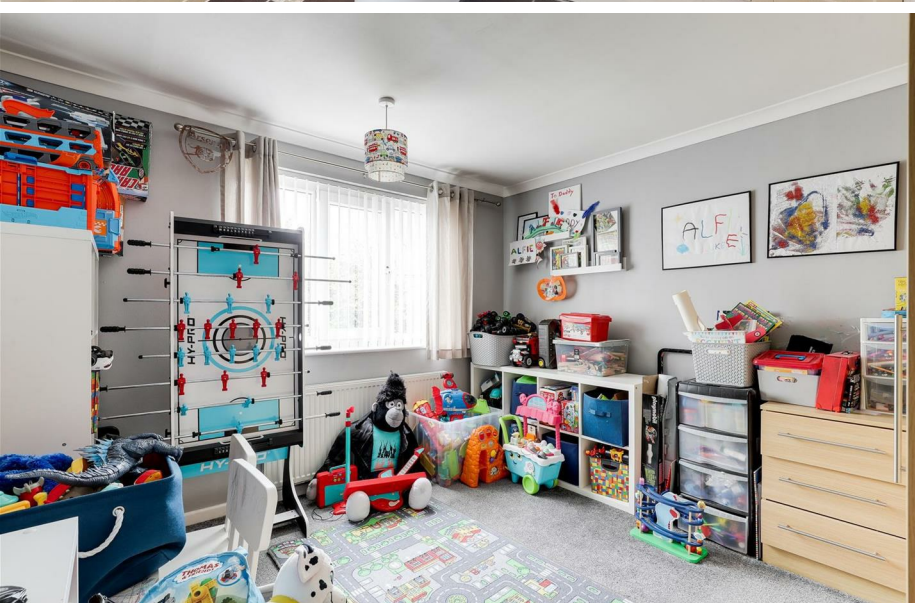
LOCATION, LOCATION, LOCATION...

Located just a stone's throw away from Arnold Town Centre and within the esteemed catchment area of Redhill Academy, this detached residence beckons with promise. As you step into the welcoming abode, you're greeted by a generously proportioned living room, where French doors seamlessly connect to the modern, well-appointed kitchen diner with a convenient breakfast bar. Bathed in natural light, the patio doors effortlessly extend the living space outdoors. Completing the ground floor is a convenient WC, adding to the functionality of this family home. Ascend to the first floor where the double main bedroom awaits, boasting access to an en-suite for added luxury. Accompanied by three additional bedrooms and a tastefully appointed three-piece bathroom suite, this level ensures comfort for all. Outside, the property boasts a frontage featuring a raised gravelled area and a driveway leading to the garage. The garage itself is not merely a space for vehicles but also a versatile retreat, with lighting and electrics, offering potential for a cosy bar area. Beyond, the enclosed rear garden is complete with a patio area, a lawn, perfect for al fresco gatherings or quiet moments of reflection.

MUST BE VIEWED







- Detached House
- Four Bedrooms
- Living Room
- Modern Fitted Kitchen Diner
- Two Three-Piece Bathroom Suites
- Driveway & Garage
- Enclosed Rear Garden
- Well-Presented Throughout
- Popular Location
- Must Be Viewed











## GROUND FLOOR

### Entrance Hall

18'9" x 5'2" (5.74 x 1.60)

The hall has wood-effect flooring, a radiator, a UPVC double glazed obscure window to the front elevation, and a UPVC door providing access into the accommodation.

### W/C

5'7" x 3'6" (1.72 x 1.08)

The space has a UPVC double glazed obscure window to the front elevation, a concealed dual flush WC, a vanity-style wash basin, a chrome heated towel rail, partially tiled walls, and tiled flooring.

### Living room

16'4" x 14'3" (5.00 x 4.35)

The living room has a UPVC double glazed window to the front elevation, a radiator, coving to the ceiling, an in-built cupboard, a feature fireplace, a TV point, and wood-effect flooring.

### Kitchen

20'3" x 10'7" (6.18 x 3.25)

The kitchen has a range of modern fitted base and wall units with gloss worktops and breakfast bar, a stainless steel sunken sink and half with a swan neck mixer tap and integrated drainer grooves, an integrated double oven, integrated microwave, a ceramic hob and extractor fan, integrated fridge freezer, space for a dining table, recessed spotlights, tiled flooring, a UPVC double glazed window to the rear elevation, a UPVC door providing access to the side elevation, and sliding patio door opening to the rear garden.

## FIRST FLOOR

### Landing

9'10" x 3'4" (3.01 x 1.03)

The landing has carpeted flooring, access into the loft, and access to the first floor accommodation.

### Master Bedroom

15'1" x 11'5" (4.61 x 3.48)

The main bedroom has a UPVC double glazed window to the front elevation, a radiator, a range of fitted furniture including wardrobes and cupboards coving to the ceiling, carpeted flooring, and access into the en-suite

### Ensuite

6'9" x 5'7" (2.08 x 1.72)

The en-suite has a UPVC double glazed obscure window to the side elevation, a concealed dual flush W/C, a countertop wash basin, a shower enclosure with a wall-mounted shower fixture, a chrome heated towel rail, recessed spotlights, floor-to-ceiling tiling, and tiled flooring.

### Bedroom Two

10'11" x 10'9" (3.34 x 3.30)

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

### Bedroom Three

9'3" x 7'3" (2.83 x 2.22)

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

### Bedroom Four

8'7" x 8'5" (2.62 x 2.58)

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

### Bathroom

8'11" x 5'5" (2.72 x 1.67)

The bathroom has a UPVC double glazed window to the rear elevation, concealed dual flush W/C, a countertop wash basin, a wooden panelled bath with central taps and a wall-mounted shower fixture, a chrome heated towel rail, a radiator, an extractor fan, floor-to-ceiling tiling, and tiled flooring.

## OUTSIDE

### Front

To the front of the property is a raised gravelled area, courtesy lighting, and a driveway to the garage.

### Garage

The garage has lighting, and electrics, to the rear of the garage is set out as a bar area, and a single door to the rear garden, and an up-and-over door opening onto the driveway.

### Rear

To the rear of the property is an enclosed rear garden with a patio area, steps up to a lawn, a further patio area, courtesy lighting, a brick wall boundary, and a wrought iron gate.

## 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 Up load 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 (if not then put what it is made of)

Any Legal Restrictions – No

Other Material Issues – No

## 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.

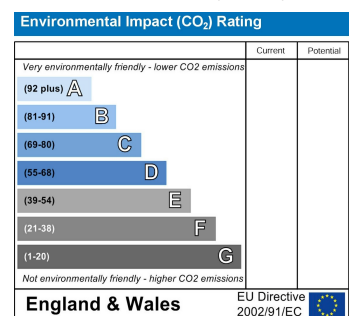
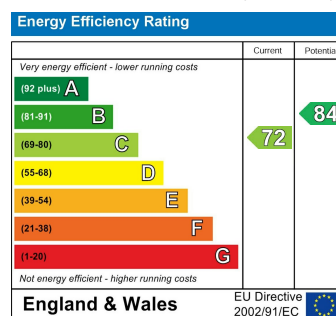
The vendor has advised the following:

Property Tenure is Freehold

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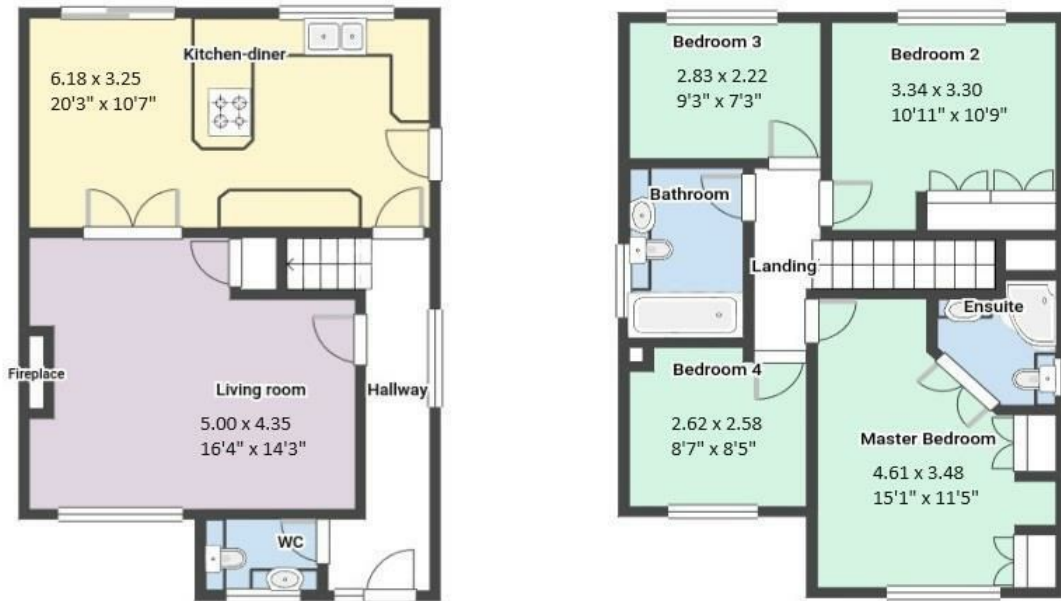
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY  
All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.  
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.  
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