

# HoldenCopley

PREPARE TO BE MOVED

Howbeck Road, Arnold, Nottinghamshire NG5 8AD

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Guide Price £250,000 - £260,000



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LOCATION, LOCATION, LOCATION...

This three-bedroom semi-detached house is conveniently located within reach of various amenities that Arnold has to offer, as well as boasting excellent school catchments and easy commuting links. This impeccably presented home is ready to welcome any first-time buyer or growing family seeking a seamless transition into a comfortable and inviting living space. As you step through the entrance hall, the spaciousness of the interior immediately greets you. The living room seamlessly flows into the dining area, creating an open and airy atmosphere ideal for both relaxation and entertaining. Adjacent to this is a delightful conservatory, boasting a glass roof that invites natural light to dance within the space. A convenient large pantry leads into the modern, well-appointed kitchen, offering ample storage and contemporary amenities. Completing the ground floor is a thoughtful addition—a shower suite, ensuring convenience and practicality for everyday living. Ascending to the first floor, three good-sized bedrooms await, complemented by a well-appointed bathroom suite. Outside, there is a driveway at the front providing convenient off-road parking, while at the rear, a south-east facing garden beckons with its promise of sunny mornings and tranquil afternoons. A patio area offers the perfect spot for al fresco dining or simply basking in the sun, while a lush lawn extends towards a timber-built shed and a charming summer house, providing additional storage space and potential for leisurely pursuits. Featuring a hot tub, the outdoor space becomes a haven for relaxation and enjoyment.

MUST BE VIEWED







- Semi-Detached House
- Three Bedrooms
- Two Reception Rooms
- Conservatory With Underfloor Heating
- Fitted Kitchen & Pantry Area
- Two Bathrooms
- Well-Maintained Garden
- Timber-Built Summer House With Hot Tub & Separate Shed
- Driveway
- Popular Location











## GROUND FLOOR

### Entrance Hall

5'10" x 13'6" (1.79m x 4.13m)

The entrance hall has tiled flooring, a radiator, carpeted stairs, an in-built cupboard, and a composite door providing access into the accommodation.

### Living Room

11'6" x 14'8" (3.53m x 4.48m)

The living room has a UPVC double-glazed window to the front elevation, wood-effect flooring, a TV point, a feature fireplace with a decorative surround, a radiator, and open access into the dining room.

### Dining Room

9'9" x 11'7" (2.99m x 3.54m)

The dining room has wood-effect flooring, a radiator, and double French doors opening into the conservatory.

### Conservatory

9'5" x 9'7" (2.89m x 2.94m)

The conservatory has tiled flooring with electric underfloor heating, a radiator, a UPVC double-glazed ceiling, UPVC double-glazed windows to the side and rear elevation, and double French doors opening out to the rear garden.

### Pantry

5'10" x 8'11" (1.78m x 2.72m)

The pantry has vinyl flooring, and a single UPVC door providing access to the garden.

### Kitchen

15'10" x 10'2" (4.83m x 3.11m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and a half with a swan neck mixer tap and drainer, space for a cooker, an extractor fan, space and plumbing for a washing machine and a dishwasher, space for an American-style fridge freezer, tiled splashback, vinyl flooring, a radiator, a loft hatch, and a UPVC double-glazed window to the rear elevation.

### Shower Room

8'9" x 4'7" (2.69m x 1.40m)

This space has a low level dual flush W/C, a countertop wash basin, a walk-in shower enclosure with an overhead rainfall shower and a handheld shower head, a chrome heated towel rail, tiled flooring with electric underfloor heating, tiled splashback, an extractor fan, a half-vaulted ceiling with a Velux window, and an additional UPVC double-glazed obscure window to the front elevation.

## FIRST FLOOR

### Landing

7'3" x 7'4" (2.23m x 2.25m)

The landing has a UPVC double-glazed obscure window to the side elevation, carpeted flooring, access to the boarded loft with lighting via a drop-down ladder, and provides access to the first floor accommodation.

### Master Bedroom

8'6" x 15'0" (2.60m x 4.59m)

The main bedroom has a UPVC double-glazed window to the front elevation, a radiator, coving to the ceiling, wood-effect flooring, and a range of fitted sliding mirrored door wardrobes.

### Bedroom Two

9'7" x 9'10" (2.94m x 3.02m)

The second bedroom has a UPVC double-glazed window to the rear elevation, wood-effect flooring, coving to the ceiling, a dado rail, and a radiator.

### Bedroom Three

9'2" x 7'3" (2.80m x 2.22m)

The third bedroom has a UPVC double-glazed window to the front elevation, a radiator, coving to the ceiling, wood-effect flooring, and an in-built open cupboard.

### Bathroom

7'11" x 5'6" (2.42m x 1.68m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a double-ended bath with central taps and a handheld shower head, wood-effect flooring, a chrome heated towel rail, partially tiled walls, an extractor fan, recessed spotlights, and a UPVC double-glazed obscure window to the rear elevation.

## OUTSIDE

### Front

To the front of the property is a lawned garden with various plants and shrubs, a driveway, courtesy lighting, and a stone-brick half boundary wall.

### Rear

To the rear of the property is a private enclosed south-east facing garden with a sandstone patio area, courtesy lighting, steps leading up to a lawn, various established trees, plants and shrubs, a timber-built shed, a summer house, and fence panelled boundaries.

### Summer House

The timber-built summer house has a hot-tub, a full-height window, and double doors opening out to the garden.

## ADDITIONAL INFORMATION

Broadband – Openreach, Virgin Media

Broadband Speed - Ultrafast 1000 Mbps (Highest available download speed) 220 Mbps (Highest available upload speed)

Phone Signal – All Voice & 4G / Some 3G & 5G

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

## 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.

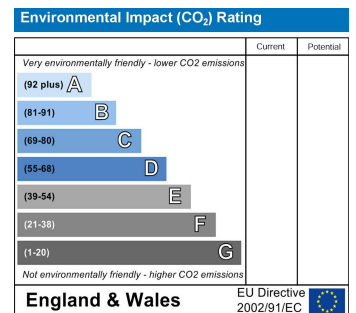
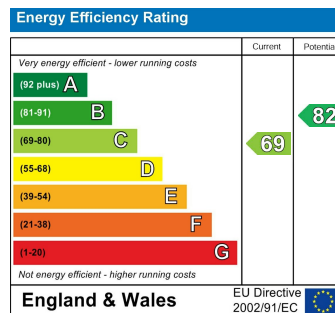
The vendor has advised the following:

Property Tenure is Freehold

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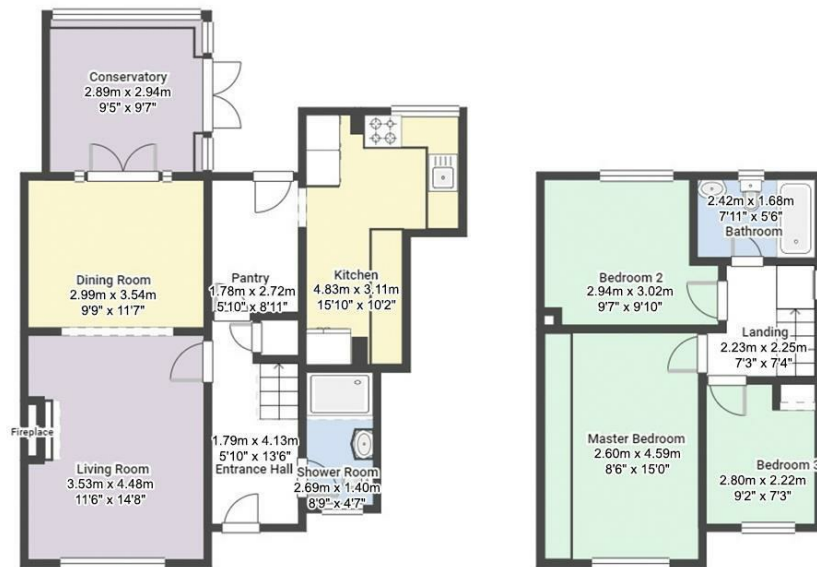
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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