

HoldenCopley

PREPARE TO BE MOVED

Strathmore Road, Arnold, Nottinghamshire NG5 8DZ

Guide Price £280,000 - £290,000

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LOCATION, LOCATION, LOCATION...

This three-bedroom corner plot house sounds like a fantastic find, especially for families looking for a spacious and conveniently located home. Situated in Arnold with easy access to amenities and transportation links, it offers a blend of modern comforts and practical features. The newly renovated interior, including a modern kitchen diner with integrated appliances, and a spacious living room with air conditioning, seems well-suited for contemporary living, also benefiting the ground floor is the W/C. The inclusion of three bedrooms and a modern bathroom on the first floor ensures ample space for family members or guests. The outdoor features are also noteworthy, with a gravelled area and driveway providing convenient parking, along with an electric charging point, which is becoming increasingly valuable. The garage offers additional storage space and practicality, while the private rear garden with low-maintenance landscaping and gated access provides a pleasant outdoor retreat for relaxation or entertaining. Overall, this property appears to offer a comfortable and convenient lifestyle, catering well to the needs of a growing family.

MUST BE VIEWED





- End Mews House
- Three Bedrooms
- Living Room
- Fitted Kitchen Diner
- Three-Piece Bathroom Suite & A Ground Floor W/C
- Well-Presented Throughout
- Low Maintenance Rear Garden
- Garage & Driveway With An Electric Charging Point
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

7'6" x 6'0" (max) (2.29m x 1.83m (max))

The entrance hall has a UPVC double glazed window to the side elevation, a radiator, an in-built cupboard, recessed spotlights, Herringbone click LVT flooring, and a composite door providing access into the accommodation.

W/C

3'10" x 3'5" (1.17m x 1.06m)

This space has a UPVC double glazed obscure window to the side elevation, a concealed dual flush W/C, a countertop wash basin, a heated towel rail, and Herringbone click LVT flooring.

Living Room

14'7" x 14'0" (max) (4.46m x 4.29m (max))

The living room has two UPVC double glazed windows to the front and side elevation, a vertical radiator, recessed spotlights, a wall-mounted air conditioning unit, a TV point, and Herringbone click LVT flooring.

Kitchen/ Diner

14'7" x 10'10" (max) (4.46m x 3.32m (max))

The kitchen diner has a range of newly modern fitted base and wall units with a laminate worktop, a Granite composite sink and half with a swan neck mixer tap and drainer, an integrated double oven, a gas ring hob, an integrated fridge, an integrated dishwasher, space for a dining table, a vertical radiator, recessed spotlights, Herringbone clicks LVT flooring, a UPVC double glazed window to the rear elevation, and double French doors opening out to the rear garden.

FIRST FLOOR

Landing

9'6" x 7'11" (max) (2.92m x 2.43m (max))

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

Bedroom One

11'1" x 7'11" (3.38m x 2.42m)

The first bedroom has a UPVC double glazed window to the side elevation, a radiator, an open in-built cupboard, recessed spotlights, and wood-effect flooring.

Bedroom Two

11'2" x 8'6" (max) (3.41m x 2.60m (max))

The second bedroom has a UPVC double glazed window to the rear elevation, a radiator, an open n-built cupboard, an in-built cupboard, recessed spotlights, and wood-effect flooring.

Bedroom Three

7'6" x 6'5" (2.29m x 1.97m)

The third bedroom has a UPVC double glazed window to the front elevation, a radiator, recessed spotlights, and wood-effect flooring.

Bathroom

7'9" x 5'10" (2.38m x 1.79m)

The bathroom has a UPVC double glazed obscure window to the rear elevation, a concealed dual flush W/C, a countertop wash basin, an *L* shaped panelled bath, a wall-mounted shower fixture with a rainfall shower head, and a handheld shower head and shower screen, a heated towel rail, recessed spotlights, underfloor heating, and wood-effect flooring.

OUTSIDE

Front

To the front of the is a gravelled area, courtesy lighting, a driveway to the side of the property, an electric charging point, gated access to the rear garden, and access to the garage.

Garage

17'2" x 8'2" (5.24m x 2.49m)

The garage has lighting, electrics, ample storage, and an up-and-over door opening out to the driveway.

Rear

To the rear of the property is a private enclosed low-maintenance rear garden with courtesy lighting, Porcelain tiled patio areas, artificial lawn, fence panelled boundary, and gated access.

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 - Some coverage of 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 – No

DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band C

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.

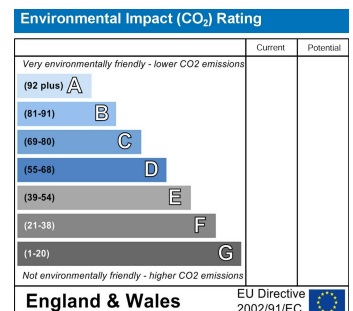
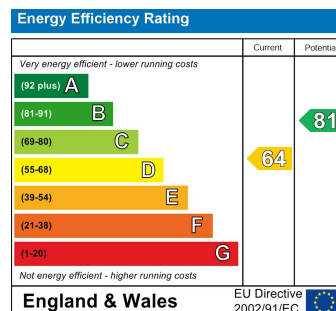
The vendor has advised the following:

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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