

HoldenCopley

PREPARE TO BE MOVED

Gedling Road, Arnold, Nottinghamshire NG5 6NY

Price Range £350,000

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GUIDE PRICE RANGE £350,000 - £370,000

THE PERFECT FAMILY HOME...

Presenting an exceptional opportunity, this four-bedroom detached house stands as a testament to spaciousness and potential, making it an ideal home for any growing family. Offered to the market with the added advantage of no upward chain, this residence exudes promise and versatility. Situated in a highly sought-after location renowned for its excellent schools, convenient transport links, and proximity to local amenities, it promises the blend of convenience and comfort. Stepping through the entrance hall, you're greeted by a sense of openness, with a spacious lounge diner stretching the length of the house, providing ample room for family gatherings and entertaining. Adjacent lies a separate dining room, alongside a well-equipped fitted kitchen and a convenient W/C, with access into the integral double garage for added practicality. Ascending to the first floor reveals three generously sized double bedrooms, complemented by a cosy single bedroom, all serviced by two bathrooms, ensuring utmost convenience for the household. Outside, a driveway to the front offers parking space, while to the rear, a private garden beckons, complete with a tranquil patio area and a sprawling lawn, providing the perfect backdrop for outdoor leisure and relaxation.

MUST BE VIEWED





- Detached House
- Four Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Ground Floor W/C
- Bathroom & En-Suite
- Private Garden
- Driveway & Double Garage
- Sought-After Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

16'9" x 10'9" (5.12 x 3.30)

The entrance hall has carpeted flooring, coving to the ceiling, a radiator, a UPVC double-glazed obscure window to the front elevation, and a single composite door providing access into the accommodation.

Lounge Diner

25'5" x 11'2" (7.76 x 3.42)

The lounge has a UPVC double-glazed bow window to the front elevation, carpeted flooring, coving to the ceiling, two radiators, space for a dining area, a feature fireplace with a decorative surround, and a sliding patio door to access the garden.

Dining Room

10'10" x 9'5" (3.31 x 2.89)

The dining room has exposed flooring, a radiator, coving to the ceiling, a serving hatch into the kitchen, and a sliding patio door to access the rear garden.

Kitchen

15'1" x 7'10" (4.61 x 2.39)

The kitchen has a range of fitted base and wall units with worktops, a circular stainless steel sink with taps and drainer, a four-ring gas hob, vinyl flooring, tiled splashback, a radiator, UPVC double-glazed windows to the side and rear elevation, and a single UPVC door providing access to the garden.

W/C

7'10" x 3'9" (2.39 x 1.15)

This space has a low level flush W/C, a wash basin, a radiator, carpeted flooring, tiled splashback, and a UPVC double-glazed obscure window to the side elevation.

Double Garage

17'10" x 13'5" (5.44 x 4.09)

The garage has lighting, a wall-mounted Worcester boiler, power points, and an up and over door opening out onto the front driveway.

FIRST FLOOR

Landing

10'9" x 7'10" (3.30 x 2.41)

The landing has carpeted flooring, coving to the ceiling, an in-built cupboard, access to the loft, and provides access to the first floor accommodation.

Master Bedroom

19'2" x 11'3" (5.85 x 3.44)

The main bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, coving to the ceiling, a fitted sliding mirrored door wardrobe, and an en-suite.

En-Suite

11'2" x 5'10" (3.42 x 1.80)

The en-suite has a pedestal wash basin, a bidet, a shower enclosure with a mains-fed shower, a radiator, carpeted flooring, tiled splashback, and a UPVC double-glazed obscure window to the rear elevation.

Bedroom Two

11'11" x 7'10" (3.65 x 2.41)

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

Bedroom Three

10'11" x 7'10" (3.33 x 2.41)

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

Bedroom Four

10'9" x 7'10" (3.30 x 2.39)

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

Bathroom

10'10" x 8'11" (3.31 x 2.74)

The bathroom has a low level flush W/C, a pedestal wash basin, a sunken wash basin, carpeted flooring, tiled splashback, a radiator, and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a driveway with access into the double garage and hedged boundaries.

Rear

To the rear of the property is a private enclosed garden with a patio area, courtesy lighting, a lawn, a range of established trees, plants and shrubs, and hedged boundaries.

ADDITIONAL INFORMATION

Broadband – Openreach, Virgin Media

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

220 Mbps (Highest available upload speed)

Phone Signal – Some 3G / 4G / 5G available

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

Cavity Wall Insulation

DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band E

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.

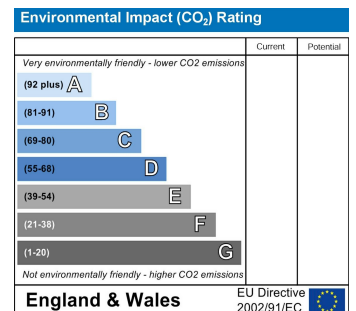
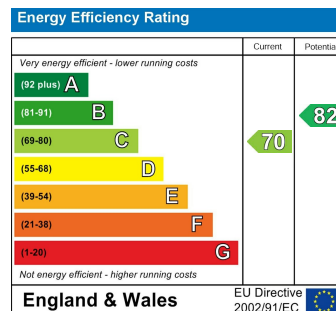
The vendor has advised the following:

Property Tenure is Freehold

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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

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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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