

HoldenCopley

PREPARE TO BE MOVED

Craster Drive, Arnold, Nottinghamshire NG5 8SL

Guide Price £450,000

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GUIDE PRICE: £450,000 - £475,000

SPACIOUS AND MODERN FAMILY HOME...

We are pleased to present to the market this truly unique opportunity to acquire a stunning and striking family home, which is beautifully presented throughout whilst offering spacious accommodation. The property also benefits from owned solar panels which helps keeps the energy bills down! The property is within reach of Arnold Town Centre, hosting a range of shops and eateries together with various local amenities and excellent schools including The Redhill Academy and many more. To the ground floor is a porch, an entrance hall providing access to a family-sized living room, a dining room, a modern fitted kitchen with a separate utility room and a conservatory. The first floor is complete with four great-sized bedrooms serviced by a recently renovated four-piece bathroom suite and the master being serviced by an en-suite. Outside to the front is a driveway with access to the garage providing off-road parking for multiple cars and to the rear is a private enclosed low-maintenance garden with multiple seating areas including a natural stone patio area, Italian Milano Rose pebbled areas and a metal pergola.

MUST BE VIEWED





- Luxury Detached Home
- Four Bedrooms
- Modern Fitted Kitchen & Separate Utility Room
- Conservatory
- Four-Piece Bathroom Suite
- En-Suite To Master Bedroom
- Beautifully Presented Throughout
- Ample Off-Road Parking
- Owned Solar Panels
- Must Be Viewed





GROUND FLOOR

Porch

6'0" x 5'3" (1.83m x 1.62m)

The porch has tiled flooring, a radiator, a UPVC double glazed obscure window to the side elevation and a UPVC single door with a stainless glass insert providing access into the accommodation

Entrance Hall

5'10" x 16'9" (1.80m x 5.13m)

The entrance hall has laminate flooring, carpeted stairs, a radiator, coving to the ceiling, recessed spotlights and a single door with a stained glass insert

Living Room

15'10" x 11'5" (4.84m x 3.48m)

The living room has carpeted flooring, a TV point, two radiators, double half glazed doors providing access to the dining room, a feature ceiling rose, coving to the ceiling and a UPVC double glazed window to the front elevation

Dining Room

11'5" x 8'10" (3.49m x 2.71m)

The dining room has laminate flooring, a radiator, a feature ceiling rose, coving to the ceiling and UPVC glass sliding doors providing access into the conservatory

Kitchen

22'5" x 9'5" max (6.85m x 2.89m max)

The kitchen has laminate flooring, a range of fitted base and wall units with granite worktops, a stainless steel sink with a drainer and a swan neck mixer tap, an integrated NEFF double oven, an integrated NEFF 5 burner induction hob, an extractor hood, an integrated dishwasher, a TV point, two radiators, space for a sizeable breakfast area which is part of the extension, recessed spotlights, coving to the ceiling, a feature ceiling rose, two UPVC double glazed windows to the front and rear elevation and French doors providing access to the rear garden

Utility Room

5'10" x 6'11" (1.80m x 2.12m)

The utility room has laminate flooring, a range of fitted base and wall units with Formica worktops, a stainless steel sink with a drainer and a swan neck mixer tap, space for a fridge freezer, space and plumbing for a washing machine and a tumble dryer and a UPVC double glazed window to the side elevation

Conservatory

13'3" x 12'7" (4.04m x 3.85m)

The conservatory has laminate flooring, a radiator, a UPVC double glazed window surround, a tinted self clean glass roof and a double French door providing access to the rear garden

W/C

2'7" x 6'9" (0.79m x 2.06m)

This space has laminate flooring, a low level dual flush W/C, a wall-mounted wash basin, a stainless steel heated towel rail and recessed spotlights

FIRST FLOOR

Landing

10'1" x 6'0" (3.08m x 1.84m)

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

Bedroom One

17'9" x 13'1" (5.43m x 4.01m)

The main bedroom has carpeted flooring, a TV point, an in-built cupboard, access to the en-suite, coving to the ceiling and a UPVC double glazed window to the front elevation

En-Suite

7'10" x 7'10" (2.39m x 2.39m)

The en-suite has luxury tiled flooring, a low level dual flush W/C, a wall-mounted wash basin, a shower enclosure with a wall-mounted shower fixture, a glass shower screen, a radiator, luxury tiled walls, recessed spotlights and a UPVC double glazed obscure window to the side elevation

Bedroom Two

11'6" x 14'4" into bay (3.51m x 4.38m into bay)

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

Bedroom Three

11'4" x 11'10" (3.47m x 3.63m)

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

Bedroom Four

15'5" max x 9'5" (4.70m max x 2.88m)

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

Bathroom

14'11" x 5'4" (4.56m x 1.64m)

The bathroom has luxury tiles, a low level dual flush W/C, a wall-mounted wash basin with a stainless steel mixer tap, a Grohe & Rak fitted bath with a hand-held shower fixture, a wall-mounted cupboard unit with a granite worktop, a Grohe & Rak wet room enclosure with a

hand-held and overhead waterfall style shower fixture, a glass shower screen, a stainless steel heated towel rail, fully tiled walls and two UPVC double glazed obscure windows to the rear elevation

OUTSIDE

Front

To the front of the property is a driveway with access to the garage providing off-road parking for multiple cars, a landscaped garden, Italian MILANO ROSE pebbled areas, an electric vehicle charging point, an outdoor tap, granite steps to the front door, decorative plants and shrubs and gated access to the rear garden

Garage

8'3" x 17'2" (2.52m x 5.25m)

The garage has multiple power points, a wall-mounted boiler, a single UPVC door to the side and an up and over door providing access

Rear

To the rear of the property is a landscaped private enclosed low-maintenance garden with natural stone patio areas, block paved area, suitable additional secure parking for a large vehicle/building (subject to planning permission) steps leading up to Italian MILANO ROSE pebbled areas, a range of decorative plants and shrubs, a water feature, a metal pergola with a polycarbonate roof, an outdoor tap, power points, courtesy lighting, a split faced tiled feature wall and fenced panelling

ADDITIONAL INFORMATION

Broadband – Openreach, Virgin Media

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

Phone Signal – Mostly good coverage for 3G / 4G / 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+

Medium risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

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.

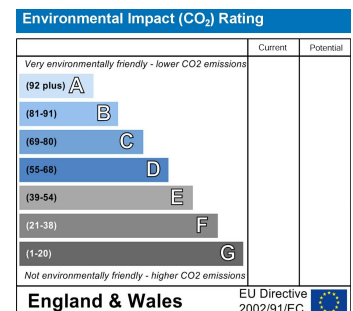
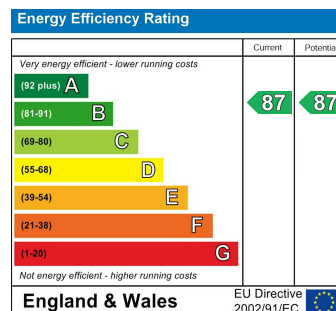
The vendor has advised the following:

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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