

# HoldenCopley

PREPARE TO BE MOVED

Meeks Road, Arnold, Nottinghamshire NG5 8AQ

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£400,000

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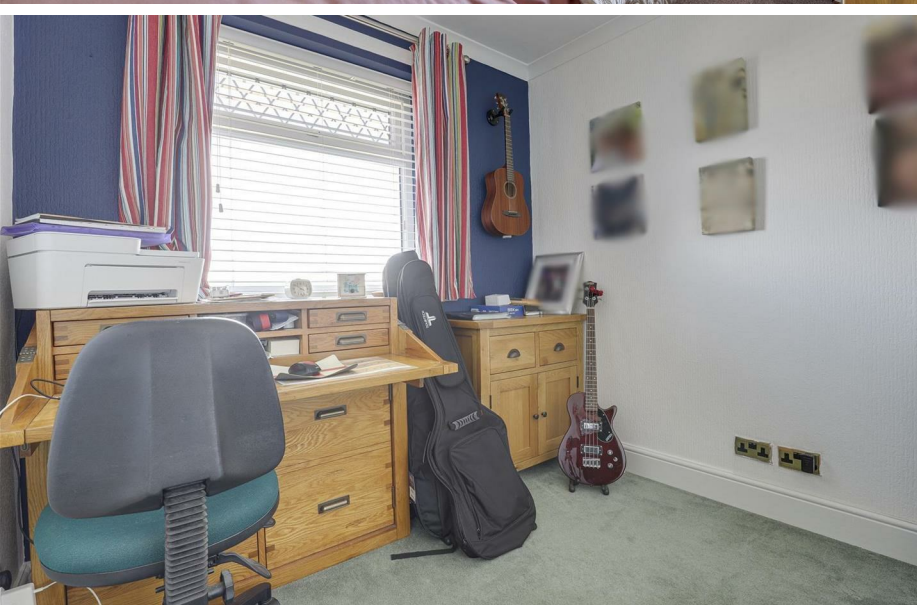


## A SPACIOUS ACCOMMODATION IN A POPULAR LOCATION...

This beautifully presented three-bedroom detached bungalow offers spacious accommodation with views of the surrounding area. Nestled in a popular location, just a short drive from Arnold town centre. Conveniently close to local amenities, including shops, eateries, schools, and excellent commuting links. Step inside this well-maintained bungalow and be greeted by spacious and inviting living spaces. A welcoming entrance hall provides access to the open-plan living room & dining room. Double French doors lead to the conservatory, flooded with natural light, creating a perfect space to relax and enjoy the views of the rear garden. The modern kitchen is equipped with everything you need for your culinary needs. It also provides access to an additional conservatory, offering convenient access to the garage and a handy in-built storage cupboard. This bungalow features two spacious double bedrooms and a comfortable single bedroom. The master bedroom boasts fitted furniture, adding functionality to the space. Completing the layout are two conveniently located bathrooms, ensuring comfort and convenience for you and your family. Outside, the front of the property features a block-paved driveway providing off-road parking for multiple cars, with access to the garage. Steps lead up to the garden area, which features a lawn and a range of plants and shrubs, adding to the kerb appeal. At the rear lies a beautiful garden offering privacy. This outdoor space features two inviting patio seating areas, interspersed with decorative stones and stepping stones, a lush lawn, a gravel patio adorned with a pergola, and an array of carefully selected plants and shrubs a perfect space to sit and enjoy the outdoors.

MUST BE VIEWED





- Detached Bungalow
- Three Bedrooms
- Two Reception Rooms
- Modern Kitchen
- Two Separate Conservatories
- Two Bathrooms
- Driveway & Garage
- Beautiful Rear Garden
- Well-Presented Throughout
- Popular Location





## ACCOMMODATION

### Porch

The porch has tiled flooring, courtesy lighting, UPVC double-glazed windows to the front and side elevations and a single UPVC door providing access into the accommodation.

### Entrance Hall

The entrance hall has wooden flooring, a radiator, a dado rail, ceiling coving, access to the partially boarded loft with courtesy lighting via a dropdown ladder, UPVC double-glazed obscure windows to the front elevation and a single composite door providing access from the porch.

### Living Room

15'4" x 11'11" (4.69m x 3.65m)

The living room has wooden flooring, a radiator, ceiling coving, a recessed chimney breast alcove, open access to the dining room, full-height UPVC double-glazed windows to the rear elevation and double French doors providing access to the conservatory.

### Dining Room

10'11" x 7'11" (3.33m x 2.42m)

The dining room has wooden flooring, a radiator, ceiling coving and a UPVC double-glazed window to the rear elevation.

### Conservatory

11'4" x 8'10" (3.46m x 2.70m)

The conservatory has tiled flooring, a polycarbonate roof, UPVC double-glazed windows surround and double French doors opening out to the rear garden.

### Kitchen

14'6" x 7'11" (4.42m x 2.42m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink and a half with a drainer and a mixer tap, an integrated oven, gas hob & dishwasher, an extractor fan, space and plumbing for a washing machine & fridge freezer, partially tiled walls, recessed spotlights, a radiator, tiled flooring, two UPVC double-glazed windows to the rear and side elevations and a single UPVC door providing access to the conservatory.

### Conservatory

20'11" x 5'8" (6.39m x 1.75m)

The conservatory has carpeted flooring, a radiator, an in-built storage cupboard, access to the garage, a polycarbonate roof, UPVC double-glazed obscure windows surround and two single UPVC doors offer convenient access to both the front and rear of the property.

### Master Bedroom

13'4" x 10'11" (4.07m x 3.33m)

The main bedroom has carpeted flooring, a radiator, ceiling coving, fitted wardrobes & draws and a UPVC double-glazed window to the rear elevation.

### Bedroom Two

10'11" x 8'9" (3.35m x 2.67m)

The second bedroom has carpeted flooring, a radiator, ceiling coving and two UPVC double-glazed windows to the side and front elevations.

### Bedroom Three

7'7" x 7'7" (2.33m x 2.32m)

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

### Bathroom

7'7" x 5'11" (2.33m x 1.81m)

The bathroom has concealed low level dual flush W/C, a vanity storage unit with a wash basin, a walk-in shower with an overhead rainfall shower and a handheld shower head, a heated towel rail, partially tiled walls, ceiling coving, tiled flooring and a UPVC double-glazed obscure window to the front elevation.

### Shower Room

8'0" x 3'6" (2.45m x 1.09m)

The shower room has a low level flush W/C, a pedestal wash basin, a shower enclosure with an electric shower fixture, an electric wall-mounted shaving point, a heated towel rail, an in-built storage cupboard, partially tiled walls, tiled flooring and an extractor fan.

## OUTSIDE

### Front

To the front of the property is a block-paved driveway providing off-road parking for multiple cars, access to the garage, gated access to the rear garden, courtesy lighting, steps leading up the garden area with a lawn and a range of plants and shrubs.

### Garage

14'10" x 14'10" (4.53m x 4.53m)

The garage has courtesy lighting, power supply, a wall-mounted boiler, ample storage space, a UPVC double-glazed obscure window to the side elevation, a UPVC single door and an electric roller shutter door.

### Rear

To the rear of the property is an enclosed private garden with a paved patio area, steps leading up to an additional paved patio, decorative stones with stepping stones, a shed lawn, a gravel patio area with a pergola, a variety of plants and shrubs, courtesy lighting and fence panelling boundary.

## 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.

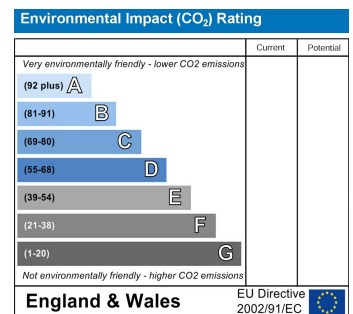
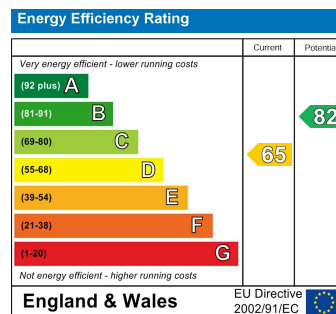
The vendor has advised the following:

Property Tenure is Freehold

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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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