

# HoldenCopley

PREPARE TO BE MOVED

Pavilion Road, Arnold, Nottinghamshire NG5 8NL

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Guide Price £425,000 - £435,000



Pavilion Road, Arnold, Nottinghamshire NG5 8NL





GUIDE PRICE: £425,000 - £450,000

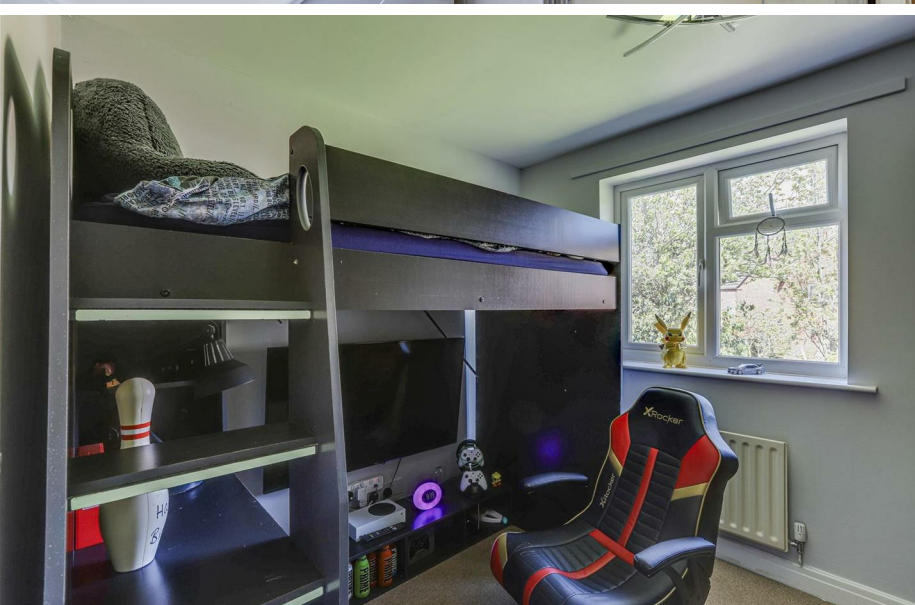
## DETACHED HOUSE...

This well-presented four-bedroom detached residence boasts an ideal blend of indoor and outdoor living spaces, meticulously maintained and move-in ready. Nestled in a serene cul-de-sac within a sought-after locale, it offers convenient access to amenities such as Bestwood Country Park, esteemed schools, and effortless commuting to both the City Centre and The City Hospital. Entering the ground floor, you're greeted by a welcoming porch and hallway, a versatile study, a convenient W/C, a spacious living room featuring an inviting fireplace, and a sleek modern kitchen complemented by a separate utility room and an expansive dining area. Ascending to the first floor, discover the first bedroom complete with its own en-suite, alongside three additional bedrooms serviced by a well-appointed family bathroom. Outside, the property boasts a front driveway leading to a double garage, providing ample parking space for multiple vehicles. The rear of the home unveils a generously sized garden offering various seating areas and abundant sunlight, an idyllic retreat for outdoor relaxation and entertainment.

MUST BE VIEWED







- Detached Family Home
- Four Bedrooms
- Three Reception Rooms
- Modern Kitchen With Separate Utility
- Ground Floor W/C
- Two Three-Piece Bathroom Suites
- Generous Sized Garden
- Driveway & Double Garage
- Quiet Cul-De-Sac Location
- Must Be Viewed











## GROUND FLOOR

### Porch

4'3" x 2'8" (1.30m x 0.83m )

The porch has tiled flooring, a UPVC double glazed obscure window to the front elevation and a single UPVC door providing access into the accommodation.

### Entrance Hall

18'9" x 12'0" (max) (5.73m x 3.67m (max))

The hall has tiled flooring, carpeted stairs, and a radiator.

### W/C

7'10" x 3'7" (max) (2.39m x 1.10m (max))

This space has a low level dual flush W/C, a vanity-style wash basin with a tiled splashback, a radiator, and tiled flooring.

### Playroom/Study

8'6" x 7'11" (2.61m x 2.43m )

The playroom/study has a UPVC double glazed window to the front elevation, a radiator, an understairs cupboard, and tiled flooring.

### Living room

19'11" x 10'10" (max) (6.08m x 3.31m (max))

The living room has a UPVC double glazed square bay window to the front elevation, a radiator, a TV point, coving to the ceiling, a feature fireplace with a decorative surround, and carpeted flooring.

### Dining Room

14'7" x 11'10" (4.46m x 3.61m )

The dining room has tiled flooring, two radiators, a wooden panelled feature wall, and a sliding patio door to access the garden

### Kitchen

13'2" x 9'4" (4.03m x 2.86m )

The kitchen has a range of fitted base and wall units with worktops and under cabinet lighting, a stainless steel sink and a half with a swan neck mixer tap and drainer, space for a range cooker, an extractor hood, an integrated dishwasher, space and plumbing for a washing machine, tiled splashback, tiled flooring, two UPVC double glazed windows to the rear elevation and open plan to the dining room and the utility room.

### Utility Room

9'8" x 5'5" (2.95m x 1.66m )

The utility room has fitted base and wall units with worktop, space for a fridge, a radiator, tiled flooring and double French doors opening out to the rear garden

## FIRST FLOOR

### Landing

12'0" x 10'2" (max) (3.68m x 3.12m (max))

The landing has carpeted flooring, a radiator, an in-built cupboard, access to a partially boarded loft and provides access to the first floor accommodation

### Bedroom One

11'1" x 10'2" (3.38m x 3.11m )

The main bedroom has a UPVC double glazed window to the front elevation, carpeted flooring, a radiator, coving to the ceiling and access to the en-suite

### En-Suite

8'5" x 4'3" (2.58m x 1.30m )

The en-suite has a UPVC double glazed obscure window to the side elevation, a low level dual flush W/C, a vanity-style wash basin, an electrical shaving point, a shower enclosure with a wall mounted electric shower fixture, floor-to-ceiling tiling, and tiled flooring.

### Bedroom Two

12'1" x 8'7" (3.69m x 2.63m )

The second bedroom has two UPVC double glazed windows to the front elevation, a radiator, and carpeted flooring.

### Bedroom Three

11'1" x 9'8" (max) (3.38m x 2.95m (max))

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

### Bedroom Four

8'7" x 9'8" (max) (2.64m x 2.95m (max))

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

## OUTSIDE

## Front

To the front of the property is a lawned garden, a range of plants and shrubs, outdoor lighting, a driveway, access into the double garage, and gated access to the rear garden.

## Garage

14'10" x 12'2" (4.54m x 3.71m)

The double garage has a UPVC door opening to the side elevation, lighting, electrics, ample storage, and an up and over door.

## Rear

To the rear of the property is a private enclosed garden with paved patio areas, a lawn, gravelled areas, a range of trees, plants and shrubs, a wooden pergola, an outdoor tap, outdoor lighting, a shed, a green house and fence panelling.

## 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 & 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 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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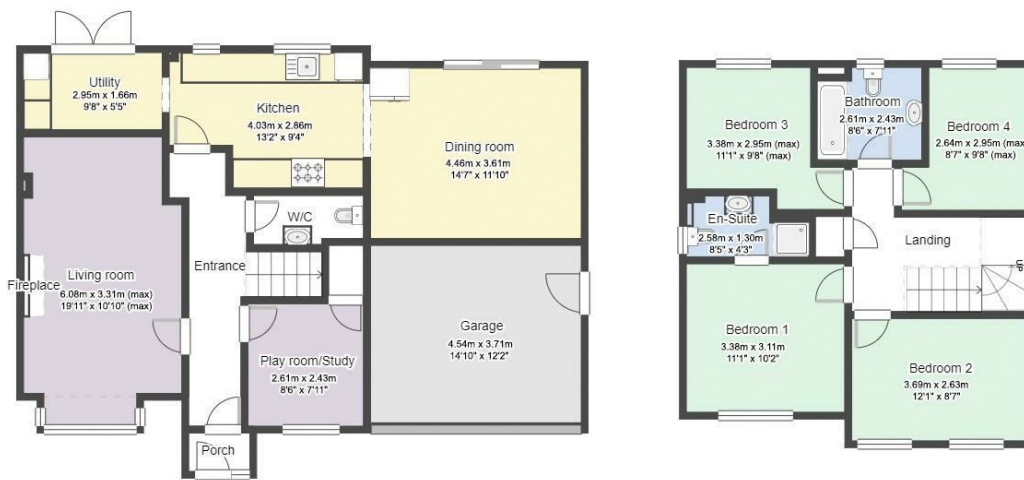
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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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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