

HoldenCopley

PREPARE TO BE MOVED

Oxclose Lane, Arnold, Nottinghamshire NG5 6FN

Offers Over £220,000 - £220,000

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WELL-PRESENTED THROUGHOUT...

This inviting three-bedroom semi-detached house, nestled in the sought-after location of Arnold, presents an ideal opportunity for both first-time buyers and growing families seeking a move-in ready home. Boasting a meticulously presented interior, it offers seamless living and entertaining spaces throughout. Upon entry, a welcoming hallway leads to a generously proportioned living room seamlessly flowing into a dining area, perfect for hosting gatherings. A delightful conservatory, complete with a bespoke built bar area, adds an extra touch of charm and versatility to the home. The modern fitted kitchen, featuring integrated appliances, is complemented by a convenient utility room, catering to practical needs. Ascending to the first floor, three well-appointed bedrooms await, all serviced by a contemporary bathroom suite, ensuring comfort and convenience for occupants. Externally, the property showcases a front driveway for off-road parking, while the rear garden, meticulously maintained for privacy, offers a serene retreat with a spacious patio, lush lawn, and a useful shed for storage needs. Conveniently located near local amenities, excellent schools, and with easy commuting links, this residence epitomises the essence of modern family living in a desirable area.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Spacious Living Room
- Modern Fitted Kitchen With Utility Room
- Conservatory Featuring Bespoke-Built Bar
- Three-Piece Bathroom Suite
- Driveway
- Well-Maintained Garden
- Sought-After Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

10'0" max x 9'1" (3.06m max x 2.78m)

The entrance hall has wood-effect flooring, a picture rail, carpeted stairs, UPVC double-glazed windows to the front and side elevation, and a single composite door providing access into the accommodation.

Living Room

19'2" x 11'11" (5.86m x 3.64m)

The living room has a UPVC double-glazed window to the front elevation, wood-effect flooring, coving to the ceiling, a ceiling fan light, a TV point, two radiators, space for a dining table, and double French doors into the conservatory.

Conservatory

11'4" x 9'8" (3.47m x 2.97m)

The conservatory has tiled flooring, two vertical radiators, a polycarbonate roof, a bespoke-built bar area, UPVC double-glazed windows to the side and rear elevation, and a single UPVC door to access the garden.

Kitchen

10'7" x 8'5" (3.24m x 2.58m)

The kitchen has a range of fitted shaker-style base and wall units with marble-effect worktops, a stainless steel sink and a half with a swan neck mixer tap and drainer, an integrated dishwasher, a integrated oven with an electric hob and extractor fan, an integrated fridge freezer, plinth lighting, recessed spotlights, a wall-mounted consumer unit, a serving hatch, tiled splashback, wood-effect flooring, and a UPVC double-glazed window to the side elevation.

Utility Room

8'5" x 2'8" (2.57m x 0.82m)

The utility room has a fitted worktop, space and plumbing for a washing machine, space for a separate tumble-dryer, fitted shaker-style storage units, wood-effect flooring, and a single composite door providing access to the garden.

FIRST FLOOR

Landing

The landing has two UPVC double-glazed obscure windows to the side elevation, carpeted flooring, and provides access to the first floor accommodation.

Bedroom One

12'0" x 10'4" (3.68m x 3.15m)

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

Bedroom Two

12'1" x 8'3" (3.69m x 2.52m)

The second bedroom has a UPVC double-glazed window to the rear elevation, wood-effect flooring, coving to the ceiling, a column radiator, and recessed spotlights.

Bedroom Three

9'3" x 6'9" (2.83m x 2.07m)

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

Bathroom

9'1" x 5'4" (2.78m x 1.65m)

The bathroom has a concealed flush W/C, a pedestal wash basin, a 'P' shaped bath with an overhead rainfall shower and a handheld shower head, a shower screen, a chrome electric heater, a chrome extractor, tiled flooring, partially tiled walls, recessed spotlights, and two UPVC double-glazed obscure windows to the rear elevation.

OUTSIDE

Front

To the front of the property is a gravelled driveway providing off-road parking.

Rear

To the rear of the property is a private enclosed garden with paved patio, a lawn, a timber-built shed, courtesy lighting, a lean-to, and fence panelled boundaries.

ADDITIONAL INFORMATION

Broadband – Openreach, Virgin Media
Broadband Speed - Ultrafast 1000 Mbps (Highest available download speed)
220 Mbps (Highest available upload speed)
Phone Signal – Mostly 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
Any Legal Restrictions – No
Other Material Issues – Yes - TBC

DISCLAIMER

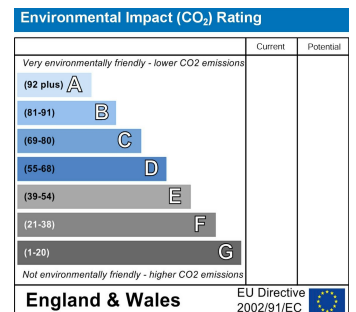
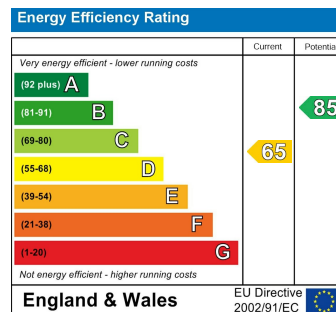
Council Tax Band Rating - Gedling Borough Council - Band A
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

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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