

HoldenCopley

PREPARE TO BE MOVED

Widdington Close, Arnold, Nottinghamshire NG5 8TZ

Guide Price £350,000 - £420,000

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GUIDE PRICE £350,000 - £375,000

MODERN DETACHED HOUSE...

Welcome to this exquisite four-bedroom detached house that epitomises spacious and luxurious living. The ground floor welcomes you with a tasteful entrance hall, leading seamlessly into a generously sized living room, providing the perfect space for relaxation and entertainment. The modern fitted kitchen/diner is a culinary delight, offering both functionality and style. Additionally, the utility room and convenient W/C complete the ground floor layout with practicality in mind. Ascend to the first floor, where four bedrooms await, complemented by a three-piece bathroom suite. The master bedroom boasts an en-suite, adding a touch of opulence to your personal space. Outside, the property features a driveway with a garage, ensuring ample off-road parking and a private enclosed garden, creating a tranquil oasis for outdoor enjoyment. Situated in the popular location of Arnold, just a short distance from shops, eateries and excellent transport links into Nottingham City Centre. This residence embodies the perfect fusion of elegance and practicality, making it an ideal choice for those seeking a harmonious blend of comfort and sophistication.

MUST BE VIEWED





- Detached House
- Four Bedrooms
- Spacious Living Room
- Modern Fitted Kitchen/Diner With A Separate Utility Room
- Ground Floor W/C
- Three-Piece Bathroom Suite & En-Suite To The Master Bedroom
- Private Enclosed Garden
- Driveway & Garage
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

9'9" x 6'2" (2.98m x 1.89m)

The entrance hall has carpeted flooring, an integrated doormat, an in-built storage cupboard, a radiator and a single composite door providing access into the accommodation

Living Room

11'3" x 19'10" (3.43m x 6.06m)

The living room has carpeted flooring, a TV point, two radiators, a UPVC double glazed window to the front elevation and UPVC double French doors providing access to the rear garden

Kitchen/Diner

19'10" x 12'0" (6.05m x 3.68m)

The kitchen/diner has a range of fitted base and wall units with worktops, a stainless steel sink and a half with a drainer and a mixer tap, an integrated double oven, an integrated gas hob, an extractor hood, an integrated microwave, an integrated fridge freezer, an integrated dishwasher, a radiator, tiled flooring and two UPVC double glazed windows to the front and rear elevations

Utility Room

6'2" x 4'5" (1.89m x 1.35m)

The utility room has a worktop, space and plumbing for a washing machine, a wall-mounted boiler, an in-built storage cupboard, a radiator, tiled flooring and a single composite door providing access to the rear garden

W/C

5'0" x 2'11" (1.54m x 0.90m)

This space has a low-level dual flush W/C, a wall-mounted wash basin with a stainless steel mixer tap, tiled splashback and tiled flooring

FIRST FLOOR

Landing

12'9" x 9'7" (max) (3.91m x 2.94m (max))

The landing has carpeted flooring, an in-built storage cupboard, a radiator, a UPVC double glazed window to the rear elevation and provides access to the loft and first floor accommodation

Master Bedroom

9'3" x 12'2" (2.82m x 3.73m)

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

En-Suite

3'10" x 7'2" (1.19m x 2.19m)

The en-suite has a low-level dual flush W/C, a pedestal wash basin with a stainless steel mixer tap, a fitted shower enclosure with a hand-held shower fixture, tiled splashback, a radiator, recessed spotlights, tiled flooring and a UPVC double glazed obscure window to the side elevation

Bedroom Two

8'3" x 11'2" (2.54m x 3.41m)

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

Bedroom Three

11'2" x 10'0" (3.41m x 3.07m)

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

Bedroom Four

9'3" x 7'6" (2.83m x 2.31m)

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

Bathroom

6'0" x 9'0" (1.85m x 2.75m)

The bathroom has a low-level dual flush W/C, a pedestal wash basin with a stainless steel mixer tap, a panelled bath with a hand-held and a wall-mounted shower fixture, a shower screen, a radiator, partially tiled walls, tiled flooring,

recessed spotlights and a UPVC double glazed obscure window to the rear elevation

OUTSIDE

Front

To the front of the property is a lawn, a range of plants and shrubs and to the side of the property is a driveway with access to the garage providing ample off-road parking, courtesy lighting and gated access to the rear garden

Rear

To the rear of the property is a private enclosed garden with a stone paved patio area, a lawn, a range of plants and shrubs, courtesy lighting, an outdoor tap, panelled fencing and brick boundaries

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.

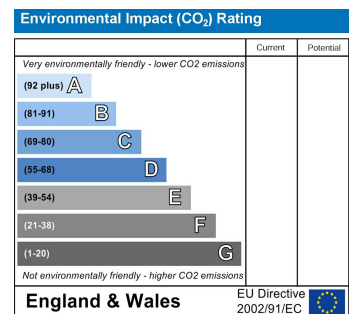
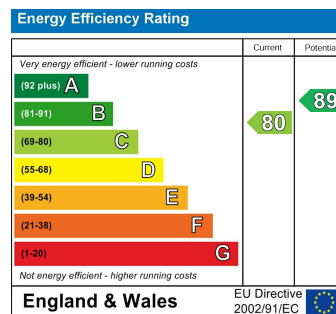
The vendor has advised the following:

Property Tenure is Freehold

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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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