

HoldenCopley

PREPARE TO BE MOVED

Derwent Crescent, Arnold, Nottinghamshire NG5 6TA

Guide Price £240,000 - £250,000

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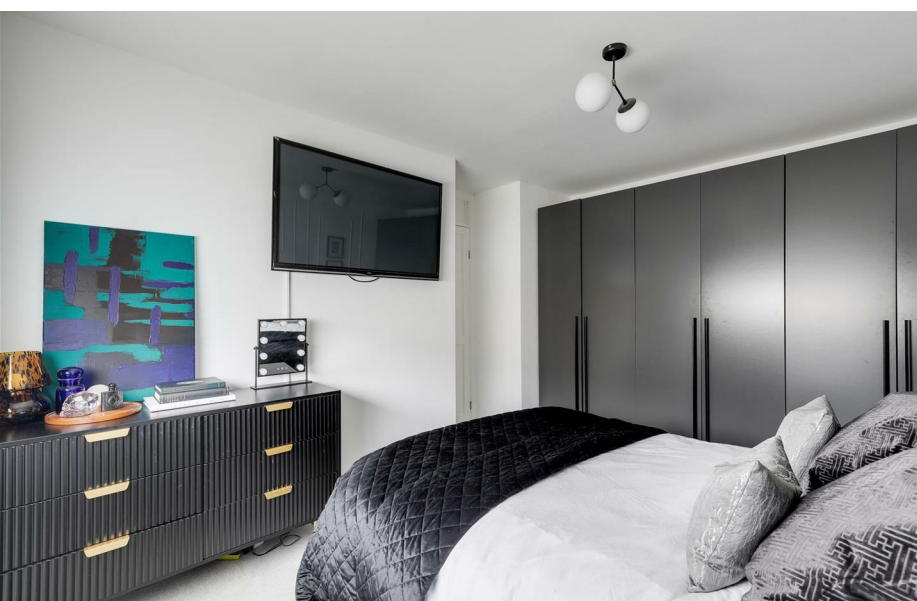
GUIDE PRICE £240,000 - £250,000

BEAUTIFULLY PRESENTED THROUGHOUT...

Welcome to this beautifully presented three-bedroom end-terraced house, perfect for first-time buyers. Situated in a popular location, this delightful home is close to local amenities including shops, eateries, schools, and excellent commuting links. As you step inside, a welcoming hallway greets you, providing access to the bright and inviting living room. The living room seamlessly flows into the dining room, creating a spacious and welcoming environment for relaxation and entertaining. The modern kitchen, equipped with integrated appliances, is designed to meet all your culinary needs. The upper level features two generous double bedrooms and a single bedroom, all thoughtfully designed for comfort and style. Completing this level is a stylish bathroom, providing a contemporary space for relaxation and convenience. Outside, the front of the property includes a driveway providing off-road parking, and a garden area with a lawn, complemented by plants and shrubs that enhance the property's kerb appeal. To the rear, you'll find an enclosed garden perfect for outdoor living. It features decked seating areas, an artificial lawn, a variety of plants and shrubs, and access to a versatile garden office with underfloor heating, ideal for working from home or pursuing hobbies.

MUST BE VIEWED





- End-Terraced House
- Three Bedrooms
- Two Reception Rooms
- Modern Kitchen
- Stylish Bathroom
- Driveway
- Versatile Garden Office With Underfloor Heating
- Beautifully Presented Throughout
- Popular Location
- Must Be Viewed





GROUND FLOOR

Porch

5'10" x 2'2" (1.79 x 0.68)

The porch has laminate wood-effect flooring, UPVC double-glazed windows surround and a single UPVC door providing access into the accommodation.

Hallway

13'3" x 5'5" (4.05 x 1.67)

The hallway has laminate wood-effect flooring, carpeted stairs, a column radiator and a single door providing access from the porch.

Living Room

12'5" x 11'11" (3.81 x 3.65)

The living room has laminate wood-effect flooring, ceiling coving, open access to the dining room and a UPVC double-glazed window to the front elevation.

Dining Room

10'8" x 8'6" (3.26 x 2.60)

The dining room has laminate wood-effect flooring, a vertical radiator, ceiling coving, open access to the kitchen and double French doors opening out to the rear garden.

Kitchen

10'7" x 8'11" (3.24 x 2.72)

The kitchen has a range of fitted base and wall units with worktops, an undermount sink and a half with a mixer tap, an integrated double oven, a hob, wine cooler & extractor fan, recessed spotlights, tiled flooring and a UPVC double-glazed window to the rear elevation.

FIRST FLOOR

Landing

9'5" x 5'11" (2.88 x 1.81)

The landing has carpeted flooring, an in-built storage cupboard, access to the first floor accommodation and access to the loft.

Master Bedroom

13'7" x 11'7" (4.16 x 3.54)

The main bedroom has carpeted flooring, a column radiator, feature panelled walls, fitted wardrobes and a UPVC double-glazed window on the front elevation.

Bedroom Two

11'7" x 9'9" (3.54 x 2.99)

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

Bedroom Three

8'0" x 8'0" (2.46 x 2.44)

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

Bathroom

7'10" x 5'4" (2.40 x 1.65)

The bathroom has a concealed low level dual flush W/C, a wall-mounted wash basin, a double ended bath with central tap with a shower fixture, heated towel rail, recessed spotlights, an extractor fan, tiled walls, tiled flooring and two UPVC double-glazed windows to the rear elevation.

OUTSIDE

Front

To the front of the property is a driveway providing off-road parking, a lawn and a range of plants and shrubs.

Rear

To the rear of the property is an enclosed garden with a decked area, an artificial lawn, decorative stones, plants and shrubs, access to the office and fence panelling boundary.

Office

11'5" x 10'5" (3.50 x 3.19)

This space has laminate wood-effect flooring with underfloor heating, courtesy lighting, power supply, a window to the rear elevation and double French doors providing access.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Virgin Media, Openreach

Broadband Speed - Ultrafast Broadband available with the highest download speed at 1000Mbps & Highest upload speed at 100Mbps

Phone Signal – Good coverage of Voice, 3G, 4G & 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years - The government website states this a high risk flood area.

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band B

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.

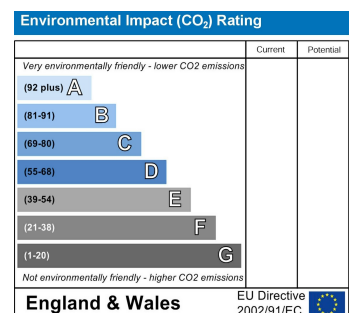
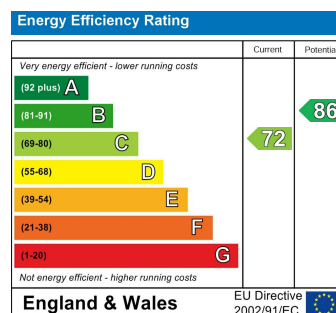
The vendor has advised the following:

Property Tenure is Freehold

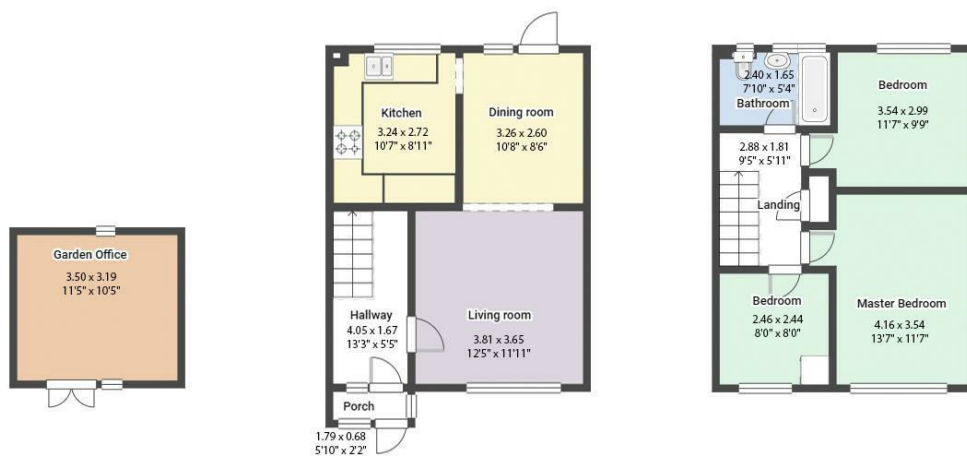
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property 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.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



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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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