

# HoldenCopley

PREPARE TO BE MOVED

Sidlaw Rise, Arnold, Nottinghamshire NG5 9PU

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**Guide Price £225,000**



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GUIDE PRICE £225,000 - £240,000

LOCATION LOCATION LOCATION...

This three bedroom detached house offers the perfect opportunity for a family buyer to transform this property and make it their own. This property is situated on a quiet cul-de-sac just a short walk from Bestwood Country Park in a sought after location within close proximity to various local amenities including shops, excellent transport links and great school catchments. To the ground floor is an entrance hall, a living room, a fitted kitchen/diner and a garage. The first floor offers three bedrooms, a three piece bathroom suite and access to an insulated loft. To the front of the property is a garden with a lawn and a driveway that can park up to two vehicles and to the rear of the property is a private garden a lawn.

MUST BE VIEWED







- Detached House
- Three Bedrooms
- Living Room
- Fitted Kitchen/Diner
- Three Piece Bathroom Suite
- Private Enclosed Rear Garden
- Driveway & Garage
- Cavity Wall Insulation & Extra Thick Loft Insulation & A New Garage Roof
- Popular Location
- Must Be Viewed











## GROUND FLOOR

### Hallway

7'1" x 4'6" (2.16 x 1.38)

The hallway has carpeted flooring and stairs, a radiator, a UPVC double-glazed window to the side elevation and a UPVC single door providing access into the accommodation.

### Living Room

14'6" x 11'9" (4.42m x 3.58m)

The living room has a UPVC double-glazed bow window to the front elevation, carpeted flooring, a radiator, a feature fireplace with a decorative surround, a dado rail and wall-mounted light fixtures.

### Kitchen/Diner

15'3" x 10'2" (4.65m x 3.10m)

The kitchen/diner has a range of fitted base and wall units with worktops, a stainless steel sink with a drainer, space and plumbing for a washing machine, space for a freestanding cooker, an extractor fan, space for a fridge-freezer, partially tiled walls, marble tile flooring, a dado rail, a built-in cupboard, a UPVC double-glazed window to the rear elevation, a single door providing access to the garage and double French doors providing access out to the garden.

### Garage

19'3" x 7'10" (5.87m x 2.39m)

The garage has wall units, shelving, lighting, power points and an up and over door.

## FIRST FLOOR

### Landing

8'11" x 6'0" (2.73 x 1.84)

The landing has carpeted flooring, a UPVC double-glazed window to the side elevation, a built-in cupboard, access to the insulated loft and provides access to the first floor accommodation.

### Master Bedroom

12'5" x 9'0" (3.78m x 2.74m)

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

### Bedroom Two

10'5" x 9'1" (3.18m x 2.77m)

The second bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a built-in wardrobe and a radiator.

### Bedroom Three

9'3" x 6'0" (2.82m x 1.83m)

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

### Bathroom

6'5" x 6'0" (1.96m x 1.83m)

The bathroom has a low level flush W/C, a pedestal wash basin, a fitted bath with a new electric 90kw shower, partially tiled walls, a towel rail, a fitted wall unit, carpeted flooring and a UPVC double-glazed obscure window to the rear elevation.

## OUTSIDE

### Front

To the front of the property is a garden with a lawn and various shrubs and plants, a garage and a driveway with the availability to park two vehicles.

### Rear

To the rear of the property is a private garden with a fence panelled boundary, a lawn and various shrubs and plants.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media

Broadband Speed - Superfast 1000 Mbps (Highest available download speed)

220 Mbps (Highest available upload speed)

Phone Signal – All 3G, 4G & 5G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

## DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band C

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.

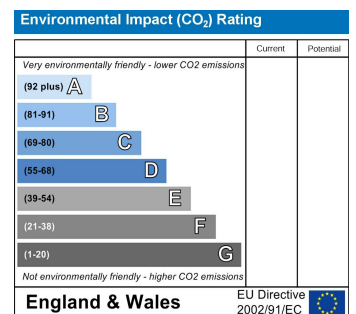
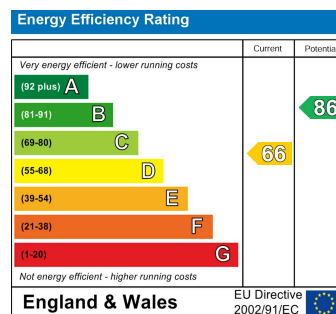
The vendor has advised the following:

Property Tenure is Freehold

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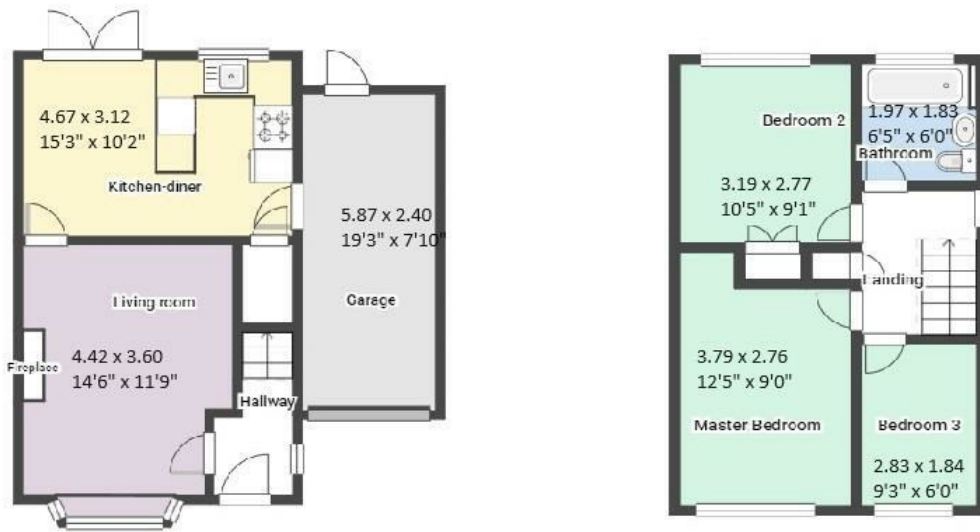
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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