

HoldenCopley

PREPARE TO BE MOVED

Ashington Drive, Arnold, Nottinghamshire NG5 8UA

Guide Price £300,000 - £320,000

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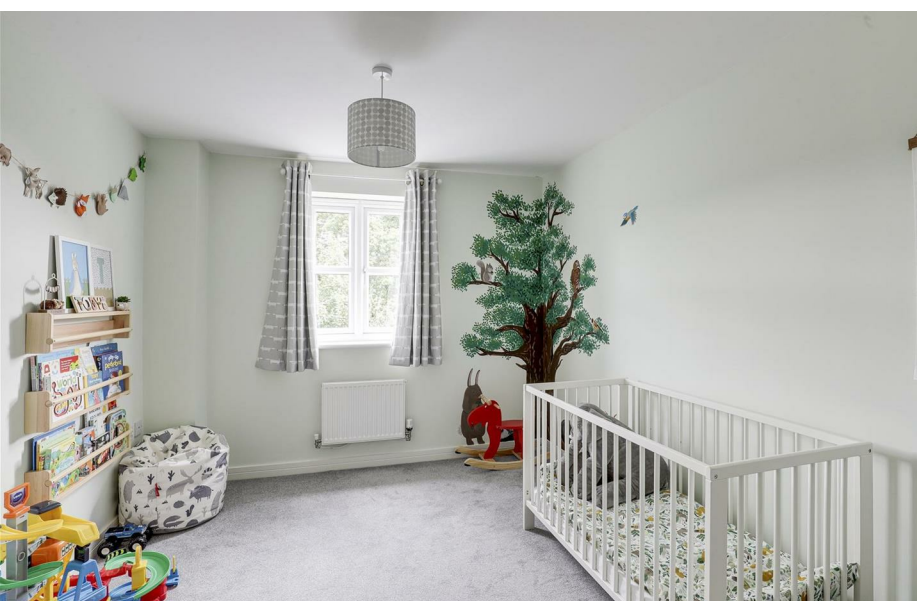
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WELL-PRESENTED FAMILY HOME...

This four-bedroom semi-detached house offers spacious accommodation across three meticulously maintained floors. Nestled in a popular development within the sought-after Arnold area, the property is conveniently located near local amenities, excellent school catchments including Redhill School, superb commuting links, and a variety of shops. Upon entering the ground floor, you are greeted by an inviting entrance hall leading to a modern fitted kitchen diner, a convenient W/C, and a generous living room with double French doors that open onto the garden. The first floor boasts three well-proportioned bedrooms, all serviced by a contemporary family bathroom suite. Ascending to the second floor, you will find a large master bedroom complete with fitted wardrobes and an en-suite bathroom, providing a private and luxurious retreat. The exterior of the property is equally impressive. The front features a driveway with access to the garage, while the rear showcases a private, well-maintained garden. This outdoor space includes patio areas, a lush lawn, and a practical shed, perfect for storage or gardening enthusiasts.

MUST BE VIEWED





- Semi-Detached House
- Four Bedrooms
- Modern Fitted Kitchen Diner
- Spacious Living Room
- Ground Floor W/C
- Bathroom & En-Suite
- Well-Maintained Garden
- Driveway & Garage
- Sought-After Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

The entrance hall has tiled flooring, a radiator, carpeted stairs, in-built under-stair cupboards, and a composite door providing access into the accommodation.

W/C

5'2" x 2'6" (1.58m x 0.78m)

This space has a low level dual flush W/C, a pedestal wash basin, tiled flooring, tiled splashback, a radiator, a wall-mounted consumer unit, and a UPVC double-glazed obscure window to the front elevation.

Kitchen

13'3" x 8'10" (4.05m x 2.71m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and a half with a mixer tap and drainer, an integrated oven with a gas hob and extractor fan, stainless steel splashback, an integrated dishwasher, an integrated fridge freezer, space and plumbing for a washing machine, tiled flooring, a radiator, space for a dining / breakfast table, and a UPVC double-glazed window to the front elevation.

Living Room

15'10" x 11'10" (4.84m x 3.62m)

The living room has a UPVC double-glazed window to the rear elevation, carpeted flooring, a TV point, an in-built cupboard, a radiator, and double French doors opening out to the rear garden.

FIRST FLOOR

Landing

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

Bedroom Two

11'10" x 8'11" (3.62m x 2.73m)

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

Bedroom Three

12'2" x 8'11" (3.73m x 2.73m)

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

Bedroom Four

8'8" x 6'2" (2.66m x 1.89m)

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

Bathroom

6'2" x 5'1" (1.88m x 1.57m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath with a mains-fed shower and a shower screen, partially tiled walls, vinyl flooring, a radiator, an extractor fan, and a UPVC double-glazed obscure window to the front elevation.

SECOND FLOOR

Bedroom One

16'5" x 15'10" (5.02m x 4.84m)

The first bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, a range of in-built mirrored door wardrobes, access to the loft, and access into the en-suite.

En-Suite

5'11" x 5'6" (1.81m x 1.69m)

The en-suite has a low level dual flush W/C, a pedestal wash basin, a shower enclosure with a mains-fed shower, partially tiled walls, tiled flooring, a radiator, an extractor fan, and a Velux window.

OUTSIDE

Front

To the front of the property is a driveway with access into the garage.

Rear

To the rear of the property is a private enclosed garden with a patio area, palisade, a lawn, a range of plants and shrubs, a shed, an outdoor tap, courtyard lighting, access into the garage, fence panelled boundaries, and gated access.

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+

Area - very low risk of surface water flooding / very low risk of flooding from rivers and the sea

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.

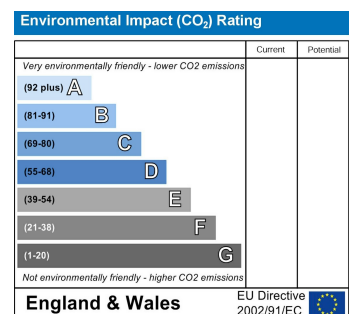
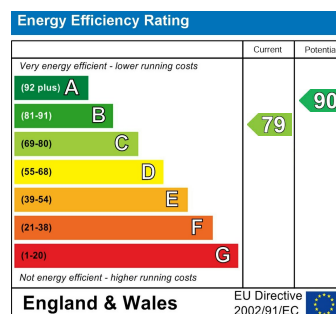
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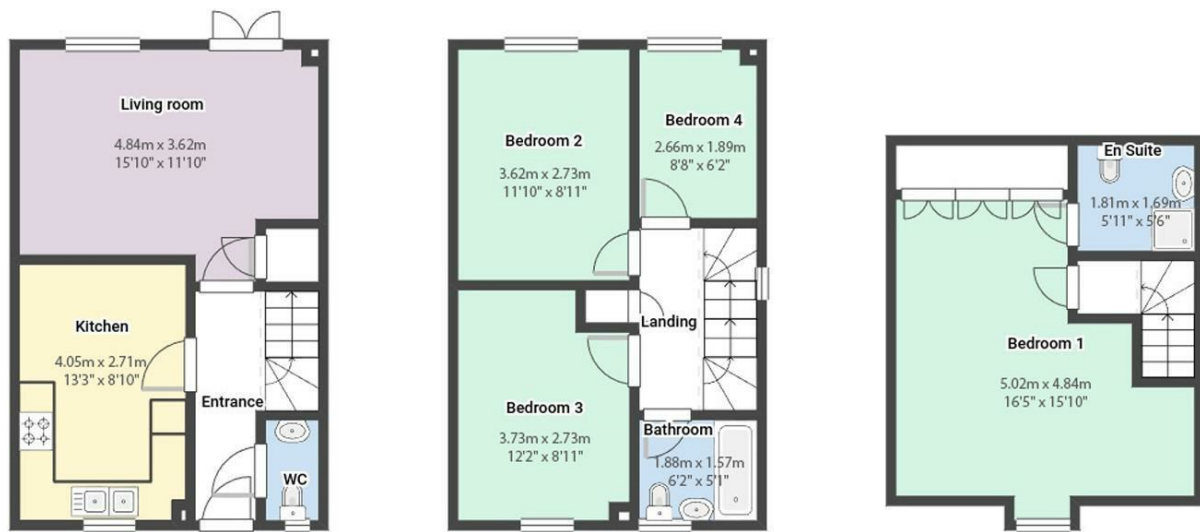
Property Tenure is Freehold

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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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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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