

HoldenCopley

PREPARE TO BE MOVED

Ashington Drive, Arnold, Nottinghamshire NG5 8UB

Guide Price £340,000 - £390,000

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GUIDE PRICE: £340,000 - £360,000

THE PERFECT FAMILY HOME...

Presenting a remarkable opportunity in the coveted locale of Arnold, this substantial modern four-bedroom detached house offers a haven of contemporary living paired with exceptional school catchments. Boasting impeccable presentation and a turn-key status, this property stands ready to welcome its fortunate new owners. As you step through the entrance hall, the inviting ambiance sets the tone for the elegant journey ahead. The ground floor encompasses a convenient W/C and a well-appointed living room, while a modern kitchen diner impresses with integrated appliances and double French doors that seamlessly extend the space to the rear garden. Ascending to the first floor reveals a quartet of inviting bedrooms, thoughtfully arranged to cater to a variety of needs. The master bedroom enjoys the luxury of ample storage space and an en-suite, while a family bathroom suite services the remaining bedrooms. The exterior of this property mirrors its interior allure. The front features a driveway leading to a carport and garage, providing ample parking and storage solutions. At the rear, a sun-soaked south-facing garden beckons, complete with a decked seating area for al fresco relaxation and a meticulously maintained lawn, ready to cater to all outdoor aspirations. Don't miss the chance to secure this captivating modern home in the sought-after location of Arnold, where spacious living, contemporary style, and excellent school catchments converge to offer a lifestyle of comfort and convenience.

MUST BE VIEWED





- Detached Family Home
- Four Bedrooms
- Spacious Living Room
- Modern Fitted Kitchen Diner
- Ground Floor W/C
- Two Bathroom Suites
- South-Facing Garden
- Driveway, Car-Port & Single Garage
- Sought-After Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

4'9" x 14'2" (1.45m x 4.32m)

The entrance hall has wood-effect flooring, a radiator, carpeted stairs, an in-built under-stair cupboard and a composite door providing access into the accommodation

Living Room

17'1" x 10'2" (5.22m x 3.11m)

The living room has a UPVC double-glazed window to the front elevation, carpeted flooring, a TV point and a radiator

Kitchen Diner

18'6" x 10'4" (5.65m x 3.17m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and a half with a mono mixer tap and drainer, an integrated oven with a gas hob, extractor fan and splashback, an integrated dishwasher, an integrated fridge freezer, an integrated washing machine, space for a dining table, vinyl flooring, a radiator, a UPVC double-glazed window to the rear elevation and double French doors opening out to the rear garden

W/C

This space has a low level dual flush W/C, wood-effect flooring, a pedestal wash basin, tiled splashback, a radiator, a chrome towel rail, an extractor fan and a UPVC double-glazed obscure window to the front elevation

FIRST FLOOR

Landing

9'11" x 8'4" (3.03m x 2.55m)

The landing has carpeted flooring, a radiator, an in-built cupboard, access to a boarded loft and provides access to the first floor accommodation

Master Bedroom

18'1" x 9'9" (5.53m x 2.98m)

The main bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, two radiators, a TV point, an in-built corner shaped wardrobe and access into the en-suite

En-Suite

5'0" x 4'6" (1.53m x 1.38m)

The en-suite has a low level dual flush W/C, a vanity unit wash basin with fitted storage, a shower enclosure with a mains-fed shower, a radiator, wall-mounted chrome towel rails, wood-effect flooring, partially tiled walls and an extractor fan

Bedroom Two

14'9" x 9'1" (4.50m x 2.79m)

The second bedroom has a UPVC double-glazed window to the front and rear elevation, carpeted flooring and two radiators

Bedroom Three

11'2" x 9'6" (3.41m x 2.91m)

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

Bedroom Four

8'4" x 7'4" (2.56m x 2.25m)

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

Bathroom

6'3" x 7'1" (1.91m x 2.16m)

The bathroom has a low level dual flush W/C, a wash basin, a panelled bath with a mains-fed shower and a shower screen, a radiator, a wall-mounted chrome towel rail, tile-effect flooring, partially tiled walls, an extractor fan and a UPVC double-glazed obscure window to the rear elevation

OUTSIDE

Front

To the front of the property is a driveway with access into the car-port leading onto the single garage, courtesy lighting, lawned areas and a range of decorative plants and shrubs

Garage

The garage has an up and over door opening out onto the front driveway

Rear

To the rear of the property is a private enclosed south-facing garden with a decking area, a lawn, a patio pathway, a range of decorative trees, plants and shrubs, courtesy lighting, two sheds, an outdoor tap, external power sockets, fence panelling and gated access

ADDITIONAL INFORMATION

Broadband – Openreach, Virgin Media

Broadband Speed - Ultrafast available - 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 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.

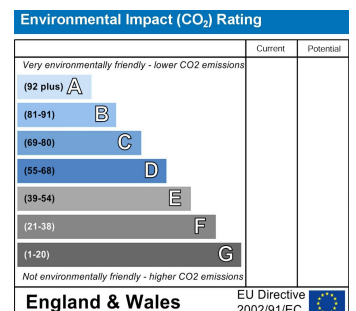
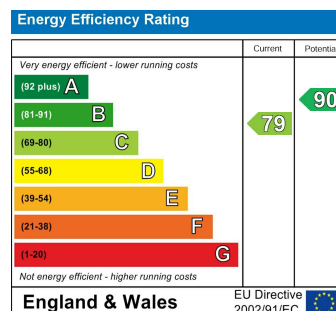
The vendor has advised the following:

Property Tenure is Freehold

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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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