

HoldenCopley

PREPARE TO BE MOVED

Woodhorn Close, Arnold, Nottinghamshire NG5 8UD

Guide Price £290,000

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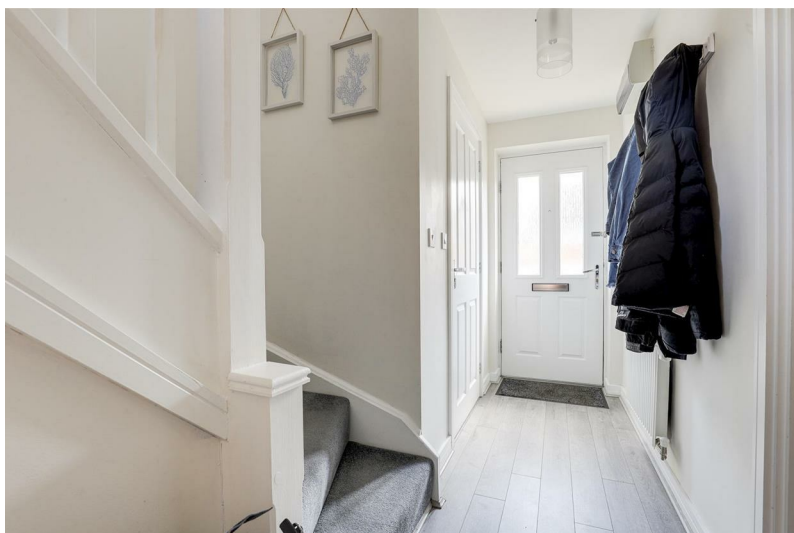


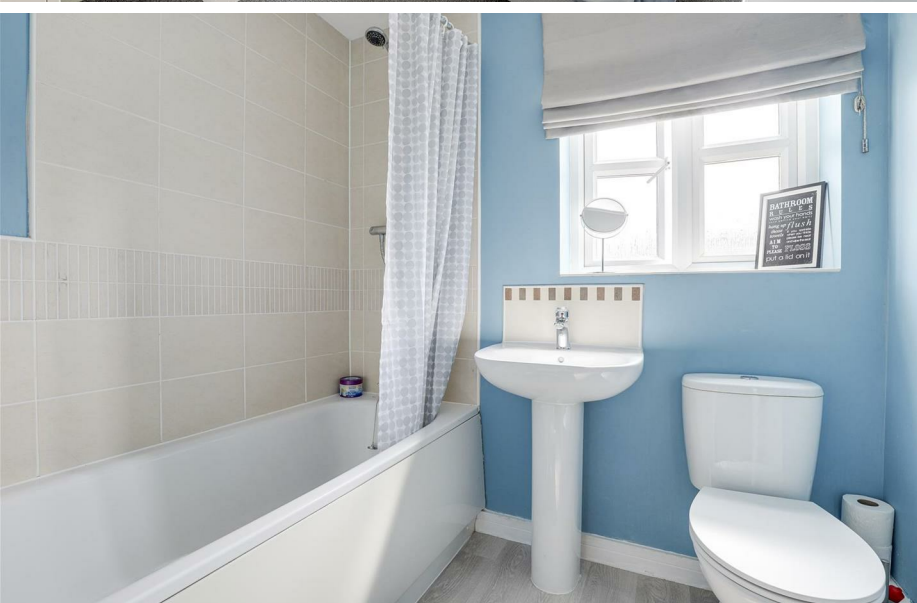
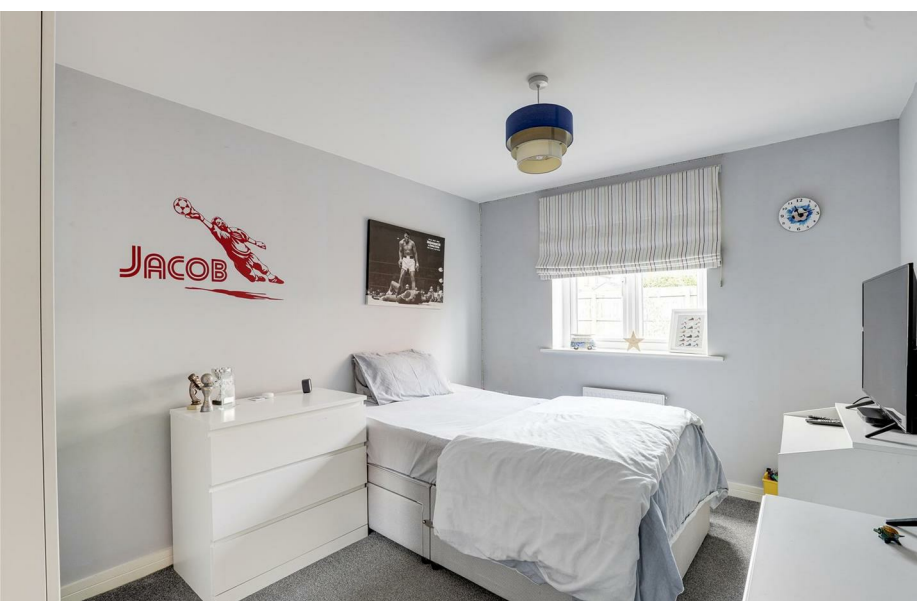
GUIDE PRICE: £290,000 - £300,000

THE PERFECT FAMILY HOME...

This beautifully presented four-bedroom semi-detached townhouse offers spacious accommodation spanning across three floors, making it perfect for a growing family. Located in the popular Arnold area, the property is close to local amenities, excellent transport links, and highly regarded school catchments. The ground floor features an entrance hall, a convenient W/C, a modern fitted kitchen diner equipped with a range of integrated appliances, and a good-sized living room. On the first floor, there are three well-proportioned bedrooms serviced by a stylish family bathroom suite. The second floor is dedicated to a large master bedroom with its own en-suite bathroom. Externally, the property includes a driveway with access to the garage at the front. The rear boasts a low-maintenance south-facing garden, complete with space for a hot tub, perfect for relaxation and entertaining.

MUST BE VIEWED





- Semi-Detached Townhouse
- Four Bedrooms
- Kitchen With Integrated Appliances
- Spacious Living Room
- Ground Floor W/C
- Bathroom & En-Suite
- South-Facing Garden
- Driveway & Garage
- Sought-After Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

The entrance hall has laminate flooring, a radiator, a wall-mounted consumer unit, carpeted stairs, and a single composite door providing access into the accommodation.

W/C

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

Kitchen

13'8" x 9'2" (4.17m x 2.81m)

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

Living Room

16'2" x 11'0" (4.95m x 3.37m)

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

FIRST FLOOR

Landing

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

Bedroom Two

10'7" x 9'3" (3.23m x 2.84m)

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

Bedroom Three

12'2" x 9'3" (3.72m x 2.84m)

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

Bedroom Four

9'1" x 6'7" (2.77m x 2.01m)

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

Bathroom

6'7" x 5'6" (2.01m x 1.70m)

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

SECOND FLOOR

Upper Landing

The upper landing has carpeted flooring and provides access to the second floor accommodation.

Bedroom One

16'8" max x 16'2" max (5.10m max x 4.95m max)

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

En-Suite

6'3" x 5'10" (1.93m x 1.78m)

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, a radiator, vinyl 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.

Garage

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

Rear

To the rear of the property is a private enclosed south-facing garden with a patio area, an artificial lawn, external power sockets, and fence panelled boundaries.

ADDITIONAL INFORMATION

Broadband – Virgin Media, Openreach

Broadband Speed - Ultrafast - 1000 Mbps (Highest available download speed)
220 Mbps (Highest available upload speed)

Phone Signal – Good coverage for most 3G / 4G / 5G

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.

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B		81	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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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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