

# HoldenCopley

PREPARE TO BE MOVED

Gedling Road, Arnold, Nottinghamshire NG5 6NY

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**Guide Price £320,000**



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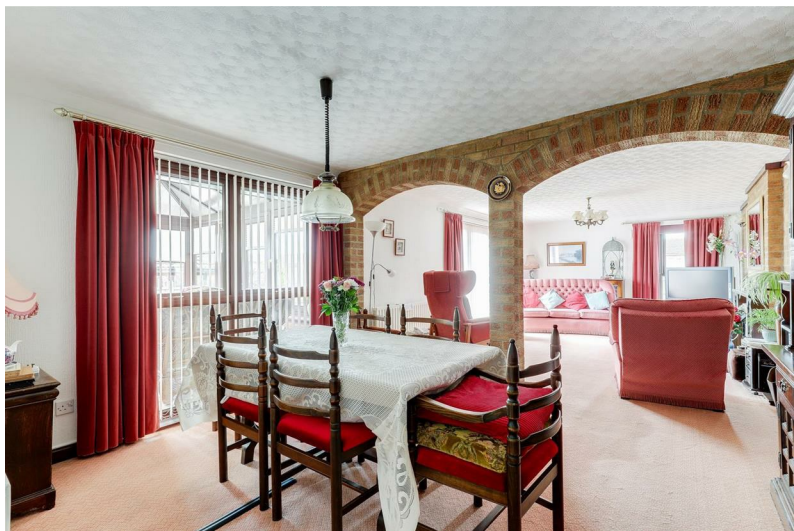




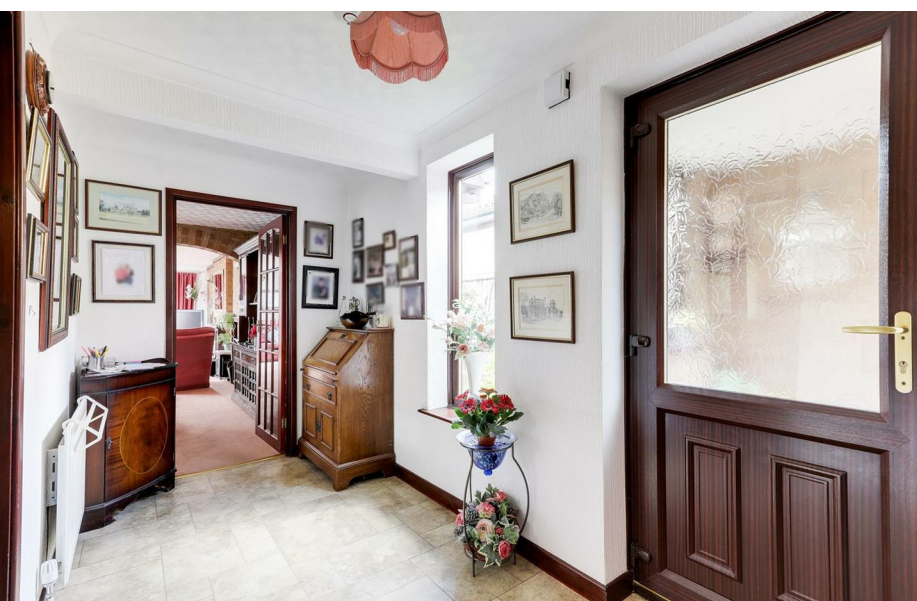
GUIDE PRICE £320,000 - £330,000

NO UPWARD CHAIN...

Situated in a prime location set back from the main road, this deceptively large, detached bungalow is ideal for a broad range of buyers looking for single-story living without compromising on space. The proximity to local shops and a host of amenities ensures that daily necessities and leisure activities are within easy reach. The property features generous indoor and outdoor spaces, perfect for relaxation and entertaining. Upon entering through the porch into the main hallway, you are greeted with access to a separate W/C for convenience. The spacious dining room, featuring sliding patio doors, opens into the conservatory. This versatile space, with its own set of French doors leading to the rear garden, is perfect for year-round enjoyment. The dining room seamlessly transitions into the living room, which also boasts sliding patio doors to the garden. The good-sized fitted kitchen, accessible from the conservatory, offers ample counter space, making meal preparation a breeze. The second hallway provides access to three well-sized bedrooms, each offering a peaceful retreat. The four-piece bathroom suite includes all the amenities needed for relaxation and comfort. The outdoor spaces of this property are equally impressive. The front garden is beautifully maintained, with a lawn, well-planted borders featuring established plants, shrubs, and bushes, and a driveway for several vehicles leading to the garage and carport. The garage is equipped with lighting and electricity, offering ample storage space, a single door to the rear elevation, and an up-and-over door opening out to the driveway. The south facing rear garden is a private sanctuary, fully enclosed with fence panels for added security. It includes security lighting, a patio area perfect for outdoor dining and entertaining, a well-kept lawn, gravelled borders, and an array of established plants, shrubs, bushes, and trees, creating a serene and picturesque e







- Detached Bungalow
- Three Bedrooms
- Two Reception Rooms
- Conservatory
- Four Piece Bathroom Suite & Separate W/C
- Garage & Driveway
- Enclosed Rear Garden
- Polular Location
- Close To Local Amenities
- Must Be Viewed











## ACCOMMODATION

### Porch

5'9" x 4'3" (1.76 x 1.32)

The porch has tiled flooring, exposed brick walls, a UPVC double glazed window to the rear elevation, and a UPVC door providing access to the front garden.

### Hallway

11'10" x 5'9" (3.63 x 1.76)

The hallway has tiled flooring, coving to the ceiling, a radiator, a UPVC double glazed window to the side elevation, and a UPVC door providing access into the accommodation.

### Living Room

20'4" x 12'11" (6.21 x 3.96)

The living room has a UPVC double glazed window to the rear elevation, a radiator, coving to the ceiling, a feature fireplace, a TV point, carpeted flooring, and sliding patio doors opening to the rear garden.

### Dining Room

12'11" x 9'4" (3.96 x 2.87)

The dining room has sliding patio doors opening into the conservatory, a radiator, and exposed brick arches into the living room.

### Conservatory

13'1" x 12'5" (4.01 x 3.79)

The conservatory has tiled flooring, UPVC double glazed window surround, a Polycarbonate roof, and double French doors opening out to the rear garden.

### Kitchen

14'5" x 7'9" (4.41 x 2.37)

The kitchen has a range of fitted base and wall units with worktops with a breakfast bar, a stainless steel sink and half with a mixer tap and drainer, an integrated oven, gas ring hob and extractor fan, space for an under counter fridge freezer, space and plumbing for a washing machine, a radiator, coving to the ceiling, tiled splashback, carpeted flooring, a UPVC double glazed window to the rear elevation, and access into the conservatory.

### Hallway

17'6" x 2'11" (5.35 x 0.89)

The hallway has an in-built cupboard, an alarm key pad, access in to the loft, and carpeted flooring.

### Master Bedroom

14'8" x 10'0" (4.49 x 3.07)

The main bedroom has a UPVC double glazed window to the front elevation, a radiator, coving to the ceiling, a range of fitted wardrobes, and carpeted flooring.

### Bedroom Two

14'7" x 9'4" (4.45 x 2.86)

The second bedroom has a UPVC double glazed window to the front elevation, a radiator, coving to the ceiling, and carpeted flooring.

### Bedroom Three

11'1" x 6'8" (3.38 x 2.05)

The third bedroom has a UPVC double glazed window to the rear elevation, a radiator, coving to the ceiling, fitted wardrobes, and carpeted flooring.

### Bathroom

14'7" x 5'8" (4.45 x 1.75)

The bathroom has a UPVC double glazed obscure window to the side elevation, a low level flush W/C, a pedestal wash basin, a panelled bath, a shower enclosure with a wall-mounted shower fixture, a radiator, floor-to-ceiling tiling, and carpeted flooring.

### W/C

8'3" x 2'7" (2.53 x 0.81)

This space has a UPVC double glazed obscured window to the side elevation, a low level flush W/C, a wall-mounted wash basin, a radiator, partially tiled walls, and carpeted flooring.

## OUTSIDE

### Front

To the front of the property is a lawn with planted borders with established plants, shrubs, and bushes, and a driveway to the garage.

## Garage

16'11" x 11'5" (5.17 x 3.50)

The garage has lighting, electric's, ample storage, a single door to the rear elevation, and an up-and-over door opening out to the driveway.

### Rear

To the rear of the property has an enclosed rear garden with security lighting, a patio, a lawn, gravelled borders, and a boundary with established plants, shrubs, bushes, trees, and fence panels.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1000Mbps and Upload Speed 220Mbps

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

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

## DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band D

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.

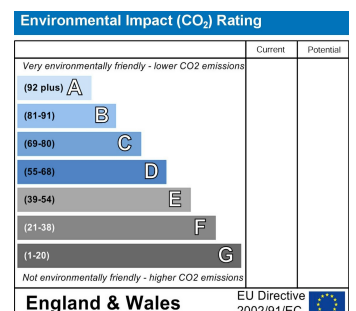
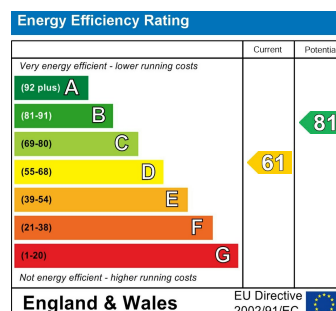
The vendor has advised the following:

Property Tenure is Freehold

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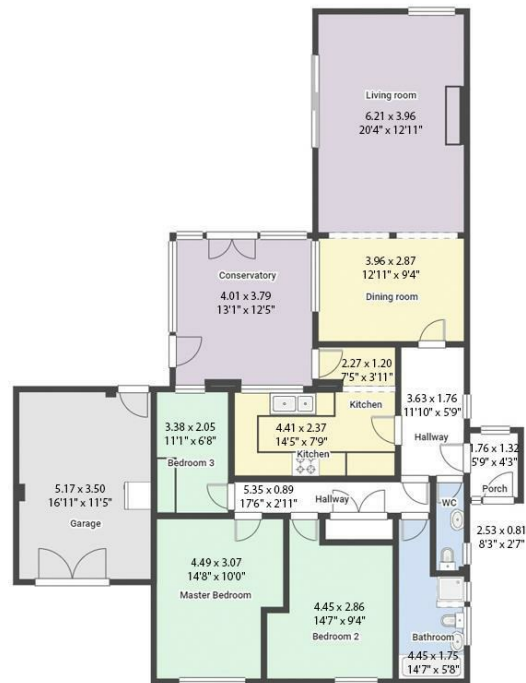
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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