

HoldenCopley

PREPARE TO BE MOVED

Shandwick Close, Arnold, Nottinghamshire NG5 8AZ

£260,000

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BEAUTIFULLY PRESENTED THROUGHOUT...

Introducing this beautifully presented three-bedroom semi-detached house, offering deceptively spacious accommodation and perfect for anyone looking for a move-in-ready home. Situated in a sought-after location, this property is within close proximity to various local amenities, including the scenic Gedling Country Park, shops, excellent transport links and great school catchments. Upon entering, you are welcomed by an entrance hall, leading to a convenient W/C, a modern fitted kitchen, and a generously sized living room. The first floor boasts three well-appointed bedrooms, with the master bedroom featuring an en-suite. Additionally, there is a stylish three-piece bathroom suite and access to a boarded loft, providing ample storage space. The exterior of the property is equally impressive, with a driveway at the front accommodating up to four vehicles. To the rear, you will find a private south-facing garden, complete with a patio area and a well maintained lawn, perfect for outdoor relaxation and entertaining. This exceptional home truly offers everything needed for comfortable and stylish living.

MUST BE VIEWED





- Semi Detached House
- Three Bedrooms
- Modern Fitted Kitchen
- Spacious Living Room
- Ground Floor W/C
- Three Piece Bathroom Suite & En-Suite
- Large Driveway
- Garage With Electric Vehicle Charging Point
- South Facing Rear Garden
- New Boiler & Patio Doors





GROUND FLOOR

Entrance Hall

The entrance hall has tiled flooring, recessed spotlights and a single composite door providing access into the accommodation.

W/C

This space has a low level concealed flush W/C, a wash basin with fitted storage, tiled flooring, a radiator, a new wall-mounted boiler, recessed spotlights and a UPVC double-glazed obscure window to the side elevation.

Kitchen

14'10" x 11'2" (4.54m x 3.41m)

The kitchen has a range of fitted base and wall units with worktops, an integrated double oven, an induction hob with an extractor fan, a stainless steel sink and a half with a drainer and a swan neck mixer tap, space for a fridge-freezer, tiled flooring, partially tiled walls, a radiator, a towel rail, a built-in cupboard, recessed spotlights, a UPVC double-glazed window to the front elevation and wooden double French doors providing access into the living room.

Living Room

19'8" x 14'4" (6.00m x 4.37m)

The living room has a UPVC double-glazed window to the side elevation, wooden flooring, two radiators, coving and new double French doors providing access out to the garden.

FIRST FLOOR

Landing

The landing has carpeted flooring, an oak and glass banister, access to the boarded loft and provides access to the first floor accommodation.

Master Bedroom

10'3" x 7'9" (3.14m x 2.38m)

The main bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator and mirrored sliding doors providing access to the wardrobe and en-suite.

En-Suite

7'6" x 2'9" (2.31m x 0.86m)

The en-suite has a fitted shower enclosure with a mains-fed shower, a wall-mounted wash basin, tiled flooring and walls, a chrome heated towel rail, an extractor fan and recessed spotlights.

Bedroom Two

9'10" x 7'10" (3.00m x 2.39m)

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

Bedroom Three

6'7" x 6'4" (2.02m x 1.94m)

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

Bathroom

6'4" x 6'3" (1.95m x 1.91m)

The bathroom has a low level concealed flush W/C, a wash basin with fitted storage, a P shaped fitted panelled bath with a mains-fed shower, a glass shower screen, tiled flooring and walls, a chrome heated towel rail, an extractor fan, a recessed spotlight and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Garage

16'11" x 8'9" (5.18m x 2.69m)

The garage has a roller garage door, lighting, an electric vehicle charging point and a single UPVC door providing access out to the garden.

Front

To the front of the property is a driveway with the availability to park up to four vehicles.

Rear

To the rear of the property is a private south facing garden with a fence panelled boundary, a lawn, decorative stones and a patio area.

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

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

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

High risk of flooding

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.

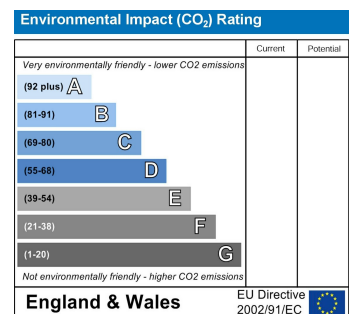
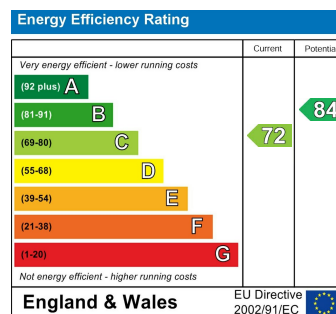
The vendor has advised the following:

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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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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