

# HoldenCopley

PREPARE TO BE MOVED

Norbett Road, Arnold, Nottinghamshire NG5 8EA

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**Guide Price £200,000 - £220,000**

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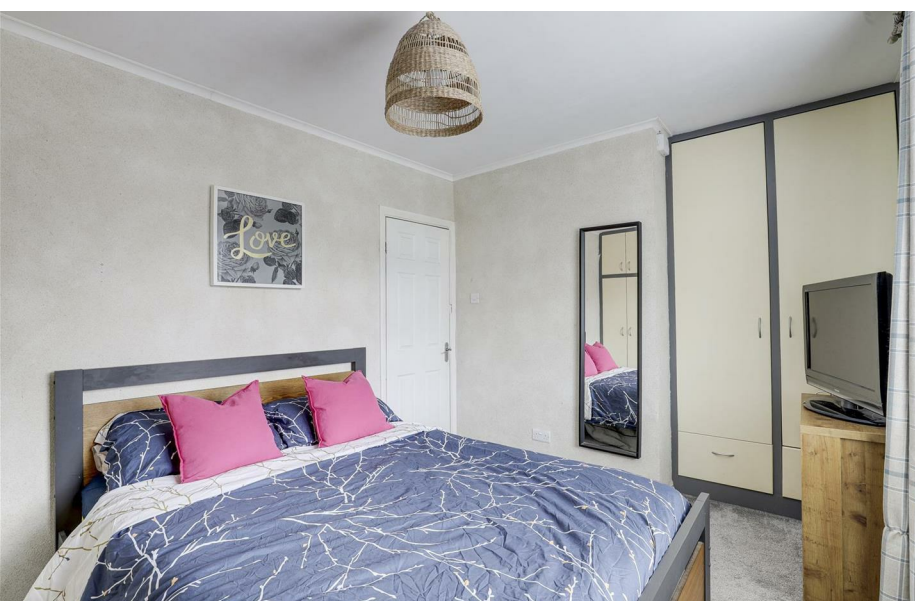
GUIDE PRICE £200,000 - £220,000

LOCATION LOCATION LOCATION...

This beautifully presented two-bedroom semi-detached house is ideal for a variety of buyers looking to move straight in. Located in a highly sought-after area, this property offers easy access to the picturesque Bestwood Country Park, local shops, excellent transport links and reputable school catchments, making it a perfect choice for families and professionals alike. Upon entering, you are greeted by a hall and a warm and inviting living room, perfect for relaxation and entertaining. The modern fitted kitchen is well-equipped, catering to all your culinary needs. The ground floor also features a convenient W/C and a bright conservatory, which provides additional living space and overlooks the lovely rear garden. Upstairs, the property boasts two comfortable bedrooms, each offering ample space and natural light. The three-piece bathroom suite is stylish and functional, ensuring comfort and convenience. Additionally, there is access to a boarded loft, providing valuable extra storage space. Outside, the front of the property features a driveway, offering off-road parking. The private south-west facing rear garden is a true highlight, featuring a well-maintained lawn, a patio area perfect for outdoor dining and entertaining and a shed for additional storage. With its excellent location and well-presented interiors, this semi-detached house offers a perfect blend of comfort, convenience and style.

MUST BE VIEWED





- Semi Detached House
- Two Bedrooms
- Living Room
- Fitted Kitchen
- Conservatory
- Ground Floor W/C
- Three Piece Bathroom Suite
- South-West Facing Rear Garden
- Driveway
- Must Be Viewed





## GROUND FLOOR

### Entrance

The entrance has tiled flooring, a radiator, carpeted stairs with recessed stair lights and a single UPVC door providing access into the accommodation.

### Living Room

12'4" x 12'3" into bay (3.77m x 3.75m into bay)

The living room has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, wall-mounted light fixtures, a recessed chimney breast alcove and coving.

### Kitchen

15'4" x 8'5" (4.69m x 2.58m)

The kitchen has a range of fitted base and wall units with worktops, an integrated oven, a gas hob with an extractor fan, space and plumbing for a washing machine and dishwasher, space for a fridge-freezer, a stainless steel sink and a half with a drainer and a swan neck mixer tap, wood-effect flooring, partially tiled walls, a radiator, a built-in cupboard, recessed spotlights, coving, UPVC double-glazed windows to the rear and side elevation and a single door providing access into the conservatory.

### Conservatory

12'6" x 10'4" (3.83m x 3.16m)

The conservatory has wood-effect flooring, a radiator, a polycarbonate roof, UPVC double-glazed windows to the rear and side elevation and double French doors providing access out to the garden.

### W/C

This space has a low level flush W/C, a wash basin with fitted storage, tiled flooring, a radiator, partially tiled walls and an extractor fan.

## FIRST FLOOR

### Landing

The landing has carpeted flooring, access to the boarded loft via a drop-down ladder, a UPVC double-glazed window to the side elevation and provides access to the first floor accommodation.

### Master Bedroom

12'4" x 9'4" (3.78m x 2.87m)

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

### Bedroom Two

9'5" x 7'10" (2.89m x 2.41m)

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

### Bathroom

7'1" x 6'6" (2.18m x 1.99m)

The bathroom has a low level flush W/C, a wash basin with fitted storage, a fitted bath with a mains-fed over the head rainfall shower and a hand-held shower, a glass shower screen, tiled flooring, partially tiled walls, a heated towel rail, coving, an extractor fan and a UPVC double-glazed window to the rear elevation.

## OUTSIDE

### Front

To the front of the property is a driveway, decorative stones and double wooden gates.

### Rear

To the rear of the property is a private south-west facing garden with a fence panelled boundary, a lawn, various plants and shrubs, a patio area, a pergola and a shed.

## 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 4G, most 3G & 5G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

## DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band B

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.

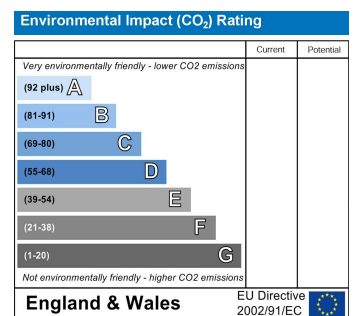
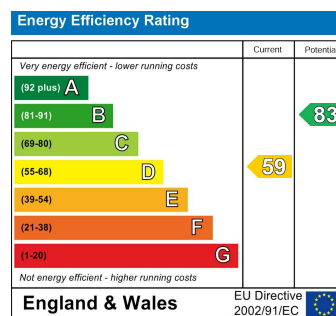
The vendor has advised the following:

Property Tenure is Freehold

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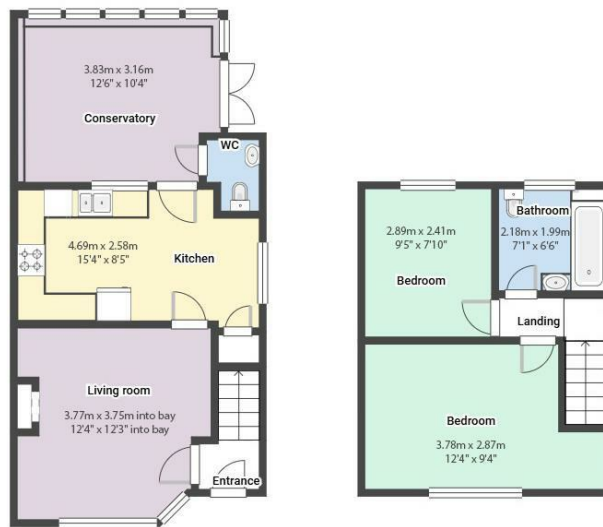
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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