

HoldenCopley

PREPARE TO BE MOVED

Strathmore Road, Arnold, Nottinghamshire NG5 8DZ

Guide Price £380,000 - £400,000

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THE PERFECT FAMILY HOME...

This beautifully presented four-bedroom detached house is ideal for a family looking to move straight in and enjoy spacious, comfortable living. Nestled in a quiet cul-de-sac, the property offers tranquility while being conveniently close to the local amenities Arnold has to offer, as well as excellent commuting links and highly regarded school catchments. The ground floor features an inviting entrance hall, a convenient W/C, two bright and versatile reception rooms perfect for entertaining or relaxation, a modern fitted kitchen with ample storage, and a separate utility room for added convenience. Upstairs, you'll find four generously sized bedrooms, including a master with an en-suite bathroom, all designed to provide a restful retreat. The family bathroom serves the remaining bedrooms. Outside, the property boasts a driveway leading to a garage, offering plenty of parking space. To the rear, a private, low-maintenance garden provides a peaceful oasis with beautiful landscaping, perfect for outdoor gatherings or quiet afternoons. With its prime location and well-thought-out living space, this house is a perfect match for a growing family.

MUST BE VIEWED





- Detached House
- Four Bedrooms
- Two Reception Rooms
- Fitted Kitchen With Utility Room
- Ground Floor W/C
- Bathroom & En-Suite
- Well-Maintained Garden
- Driveway & Garage
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

17'11" x 7'2" (max) (5.48m x 2.20m (max))

The entrance hall has carpeted flooring, two radiators, carpeted stairs with decorative wooden spindles, a wall-mounted security alarm panel, and a single UPVC door providing access into the accommodation.

Dining Room

10'7" x 11'6" (3.24m x 3.52m)

The dining room has a UPVC double-glazed square bay window to the front elevation, carpeted flooring, a radiator, and coving to the ceiling.

Living Room

14'4" x 11'9" (4.39m x 3.60m)

The living room has carpeted flooring, coving to the ceiling, a TV point, a feature fireplace with a wooden mantelpiece and tiled inset, a dado rail, a radiator, a UPVC double-glazed window to the side elevation, full height UPVC double-glazed windows to the rear elevation, and double French doors opening out to the rear garden.

W/C

6'9" x 3'2" (2.08m x 0.97m)

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

Kitchen

10'5" x 9'11" (3.19m x 3.04m)

The kitchen has a range of fitted base and wall units with worktops, a sink and a half with a mixer tap and drainer, a four ring gas hob with an extractor fan, an integrated double oven, space for an under counter appliance, vinyl flooring, tiled splashback, a radiator, and a UPVC double-glazed window to the rear elevation.

Utility Room

6'9" x 6'2" (2.07m x 1.88m)

The utility room has fitted base units with a worktop, a stainless steel sink with a swan neck mixer tap and drainer, space and plumbing for a washing machine, space for an additional under counter appliance, vinyl flooring, tiled splashback, and a single UPVC door providing side access.

FIRST FLOOR

Landing

5'10" x 15'3" (1.80m x 4.65m)

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

Master Bedroom

12'9" x 10'9" (3.90m x 3.29m)

The main bedroom has a UPVC double-glazed square bay window to the front elevation, carpeted flooring, a range of fitted furniture including wardrobes, over-the-bed storage cupboards, bedside units and a dressing table, and access into the en-suite.

En-Suite

5'10" x 4'6" (1.79m x 1.38m)

The en-suite has a low level flush W/C, a pedestal wash basin, a radiator, a shower enclosure with a wall-mounted electric shower fixture and a bi-folding shower screen, fully tiled walls, vinyl flooring, an extractor fan, and a UPVC double-glazed obscure window to the front elevation.

Bedroom Two

13'3" x 9'1" (4.04m x 2.78m)

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

Bedroom Three

9'3" x 11'10" (2.83m x 3.61m)

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

Bedroom Four

6'10" x 11'1" (2.09m x 3.38m)

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

Bathroom

7'1" x 7'8" (2.18m x 2.35m)

The bathroom has a low level dual flush W/C, a vanity unit wash basin, a panelled bath, a shower enclosure with a wall-mounted electric shower fixture, a chrome heated towel rail, floor-to-ceiling tiles, an extractor fan, and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front of the property is a driveway with access into the garage, a range of plants and shrubs, and gated access to the rear garden.

Garage

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

Rear

To the rear of the property is a westerly-facing garden with a patio area, courtesy lighting, an outdoor tap, a dwarf wall, a range of established trees, plants and shrubs, blue slate chippings, and fence panelled boundaries.

ADDITIONAL INFORMATION

Broadband – Virgin Media, Openreach

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

Phone Signal – Mostly 4G & 5G network

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Sewage – Mains Supply

Flood Risk Area - very low risk

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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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