

# HoldenCopley

PREPARE TO BE MOVED

Needham Road, Arnold, Nottinghamshire NG5 7FF

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**Guide Price £260,000**

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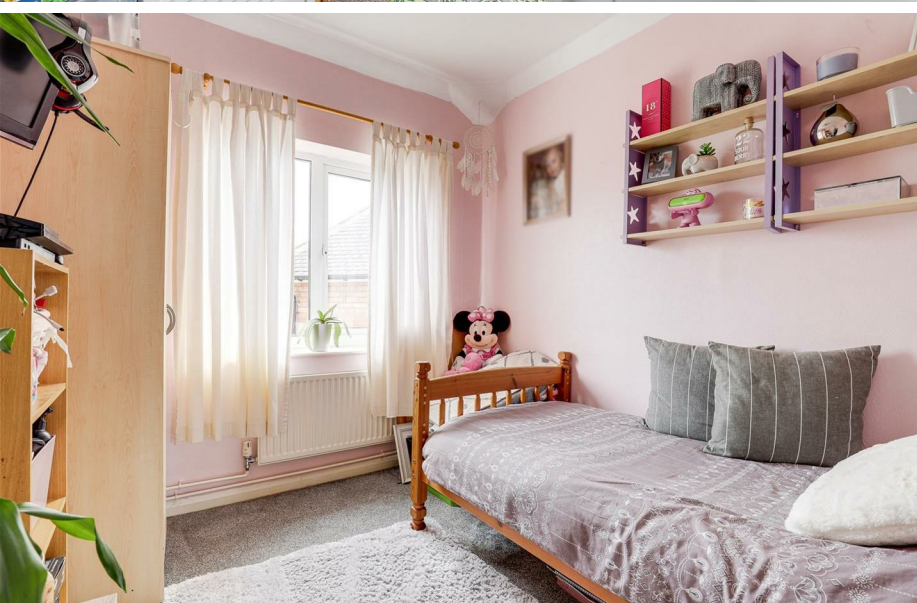
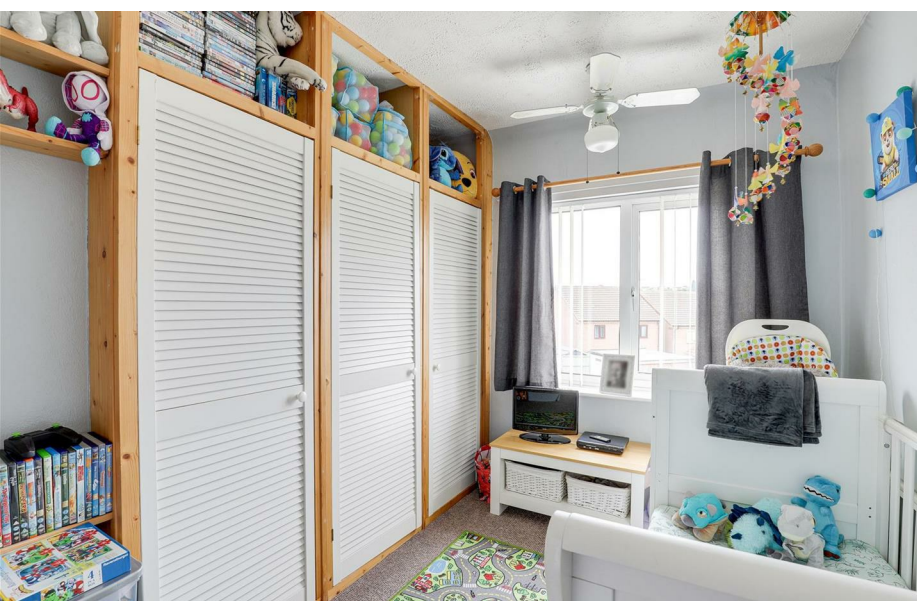
GUIDE PRICE: £260,000 - £280,000

WELL-PRESENTED THROUGHOUT...

This four-bedroom semi-detached house is a spacious and well-presented family home, ideally situated in a popular location just minutes from Arnold High Street. With a range of local amenities, shops, eateries, and excellent transport links into the City Centre, as well as being within catchment for excellent schools. Upon entering, you are greeted by an inviting entrance hall that leads to a modern kitchen featuring a breakfast bar—a perfect space for all your culinary needs. The heart of the home is the spacious reception room, which boasts double French doors that open into a bright and airy conservatory, providing a versatile space to enjoy year-round. The ground floor is completed by a convenient W.C. The upper level offers three generously sized double bedrooms and a single bedroom, all well-presented and serviced by a stylish four-piece bathroom suite. Outside, the property features a driveway at the front, providing off-road parking and access to the garage, alongside a garden area with a neatly maintained lawn. To the rear, an enclosed garden offers a patio seating area, ideal for outdoor dining, and a lawned space perfect for family activities and relaxation.

MUST BE VIEWED!





- Semi-Detached House
- Four Bedrooms
- Reception Room
- Fitted Kitchen
- Conservatory
- Ground Floor W/C
- Stylish Bathroom
- Driveway & Garage
- Popular Location
- Must Be Viewed





## GROUND FLOOR

### Entrance Hall

The entrance hall has laminate wood-effect flooring, a radiator, a dado rail, an in-built storage cupboard, a single UPVC door providing access to the rear garden and a single UPVC door providing access into the accommodation.

### Kitchen

11'9" x 7'3" (3.60m x 2.22m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with a drainer and a mixer tap, an integrated oven, gas hob, extractor fan & fridge freezer, space and plumbing for a washing machine, partially tiled walls, a breakfast bar, a radiator, laminate wood-effect flooring, a UPVC double-glazed window to the front elevation.

### Living Room

13'11" x 11'8" (4.25m x 3.58m)

The living room has laminate wood-effect flooring, a radiator, a feature fireplace and double French doors providing access to the conservatory.

### Conservatory

10'10" x 8'3" (3.31m x 2.52m)

The conservatory has laminate wood-effect flooring, a radiator, UPVC double-glazed windows surround and double French doors opening out to the rear garden.

### W/C

This space has a low level dual flush W/C, partially tiled walls, tiled flooring and a UPVC double-glazed window to the obscure window to the rear elevation.

## FIRST FLOOR

### Landing

The landing had exposed wooden flooring, access to the first floor accommodation and access to the loft.

### Master Bedroom

11'1" x 9'6" (3.38m x 2.90m)

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

### Bedroom Two

11'1" x 6'11" (3.38m x 2.12m)

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

### Bedroom Three

9'2" x 7'10" (2.80m x 2.39m)

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

### Bedroom Four

9'7" x 6'3" (2.94m x 1.93m)

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

### Bathroom

14'7" max x 6'2" max (4.47m max x 1.90m max)

The bathroom has a low level dual flush W/C, a wall-mounted wash basin, a corner panellled bath with central taps, a shower enclosure with a shower fixture, a radiator, partially tiled walls, recessed spotlights, tiled flooring and two UPVC double-glazed obscure windows to the front elevations.

## OUTSIDE

### Front

To the front of the property is a driveway providing off-road parking, access to the garage, a lawn, courtesy lighting, fence panelling and brick-wall boundaries.

### Garage

16'4" x 7'11" (4.98m x 2.42m)

The garage has courtesy lighting, power supply, ample storage space, a UPVC double-glazed obscure window to rear elevation, a single UPVC door providing access to the rear garden and an up-and-over door.

### Rear

To the rear of the property is an enclosed garden with a paved patio area, a lawn, hedge borders and fence panelling boundaries.

## 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 Broadband available with the highest download speed at 1000Mbps & Highest upload speed at 220Mbps

Phone Signal – Good coverage of Voice, 4G & 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 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.

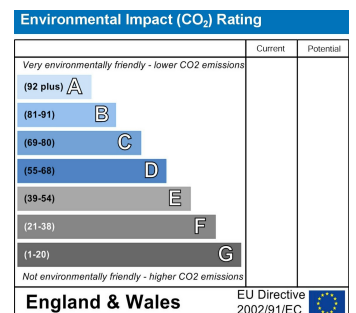
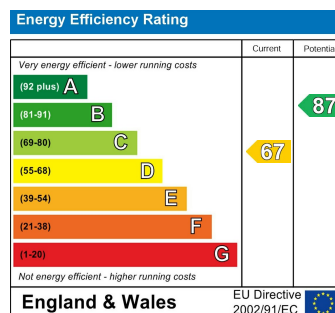
The vendor has advised the following:

Property Tenure is Freehold

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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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