

# HoldenCopley

PREPARE TO BE MOVED

Kenneth Road, Arnold, Nottinghamshire NG5 8HY

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£350,000



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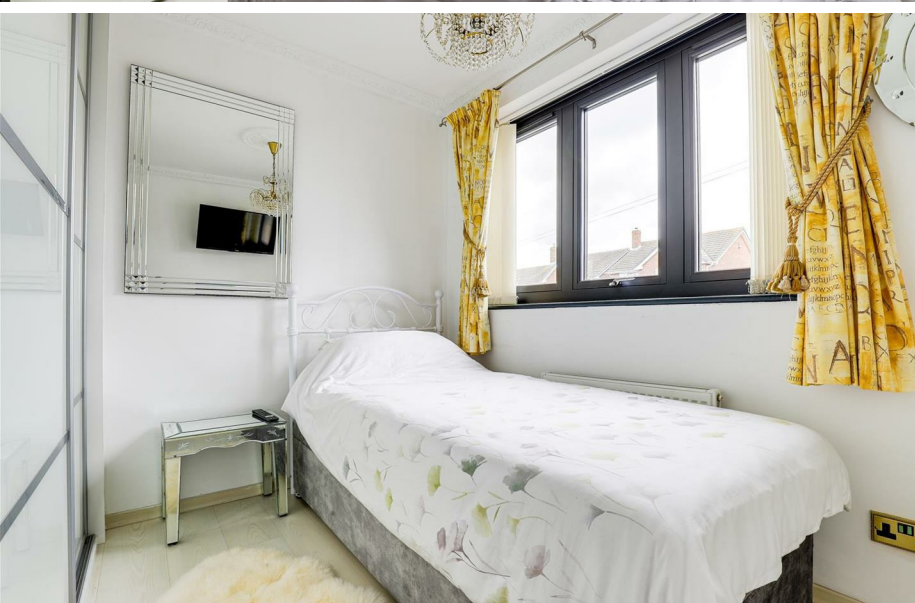
## BEAUTIFULLY-PRESENTED DETACHED HOUSE...

This immaculately presented three-bedroom detached house is perfect for family living, offering spacious and versatile accommodation. Location in the popular area of Arnold, this property offers a quiet cul-de-sac location with serene views of nearby greenery. It provides easy access to local amenities, excellent transport links, and falls within the catchment area of great schools, making it an ideal spot for families. Upon entering, the ground floor features a welcoming entrance hall, a practical boot room, and a convenient W/C. The spacious 'L' shaped living room, complete with a feature fireplace, flows seamlessly into a bright dining room. The modern kitchen boasts sleek gloss units and integrated appliances, while the expansive conservatory offers additional living space. Upstairs, there are two generous double bedrooms and a single bedroom, all serviced by a luxurious five-piece bathroom suite, and an en-suite to the master. The exterior boasts a driveway leading to a detached garage, while the rear features a private, low-maintenance garden complete with a patio area and a spacious timber shed—perfect for relaxation or entertaining. Additionally, the property benefits from an owned 4kW solar panel system and is part of the Feed-In Tariff (FIT) scheme, offering energy savings and environmental benefits.

MUST BE VIEWED







- Immaculate Detached House
- Three Bedrooms
- Two Spacious Reception Rooms
- Modern Fitted Kitchen With Integrated Appliances
- Good-Sized Conservatory
- Large 5-Piece Bathroom Suite, En-Suite To Master & Ground Floor W/C
- Low Maintenance Garden
- Owned 4kW Solar Panels - Part Of The Feed In Tariff (FiT) Scheme
- Driveway & Garage
- Sought-After Location











## GROUND FLOOR

### Entrance Hall

7'8" x 5'4" (2.36m x 1.63m)

The entrance hall has tiled flooring, a radiator, stylish ornate coving, a wall-mounted consumer unit, interior pillar walls, a singular recessed spotlight, a wall-mounted alarm panel, a UPVC double-glazed obscure window to the front elevation, and a single UPVC door providing access into the accommodation.

### Boot Room

3'3" x 5'1" (1.00m x 1.56m)

This space has a UPVC double-glazed window to the front elevation, tiled flooring, wall-mounted coat hooks, and a singular recessed spotlight.

### W/C

5'4" x 2'11" (1.64m x 0.90m)

This space has a low level dual flush W/C, a wash basin with fitted storage cupboard underneath, tiled flooring, wall-light fixture, a singular recessed spotlight, coving to the ceiling, and a UPVC double-glazed obscure window to the front elevation.

### Living Room

14'2" (max) x 19'8" (max) (4.32m (max) x 6.01m (max))

The 'L' shaped living room has UPVC double-glazed windows to the front and side elevation, stylish ornate coving with a ceiling rose, two radiators, a wall-mounted gas fireplace, a wall-mounted TV point, and an in-built under-stair cupboard.

### Dining Room

10'9" x 10'9" (3.28m x 3.29m)

The dining room has tiled flooring, stylish ornate coving, a wall-mounted TV point, and a sliding patio door leading into the conservatory.

### Kitchen

8'9" x 8'10" (2.69m x 2.71m)

The kitchen has a range of fitted gloss handleless base and wall units with solid Quartz worktops, a composite sink and a half with a mono mixer tap and drainer, an integrated Neff double oven with a warming drawer, an integrated fridge freezer, a Neff ceramic hob with an angled extractor fan, tiled flooring, plinth lighting, recessed spotlights, coving to the ceiling, a UPVC double-glazed window to the rear elevation, and a single UPVC door providing side access.

### Conservatory

21'1" x 8'10" (6.44m x 2.70m)

The conservatory has tiled flooring, a panelled ceiling, exposed brick walls, a radiator, a range of UPVC double-glazed windows to the side and rear elevation, and double patio doors opening out to the rear garden.

## FIRST FLOOR

### Landing

9'4" x 2'9" (2.87m x 0.84m)

The landing has a ceiling rose, coving to the ceiling, access to the boarded loft with lighting via a drop-down ladder, and provides access to the first floor accommodation.

### Master Bedroom

13'10" x 11'3" (4.23m x 3.44m)

The main bedroom has a UPVC double-glazed window to the front elevation, stylish ornate coving with a ceiling rose, an arched wall niche, a radiator, a range of fitted furniture including wardrobes, bedside units with display shelves, and a dressing table, and access into the en-suite.

### Bedroom Two

10'7" x 10'11" (3.24m x 3.34m)

The second bedroom has a UPVC double-glazed window to the rear elevation, a radiator, fitted sliding door wardrobes, a wall-mounted TV point, and coving to the ceiling.

### Bedroom Three

7'10" x 8'7" (2.39m x 2.64m)

The third bedroom has a UPVC double-glazed window to the front elevation, a radiator, stylish ornate coving with a ceiling rose, a wall-mounted TV point, a ceiling rose, and a fitted sliding door wardrobe.

### Bathroom

9'2" (max) x 16'11" (2.79m (max) x 5.16m)

The 'L' shaped bathroom has a low level flush W/C, a bidet, a pedestal wash basin, a corner-fitted shower enclosure, a freestanding roll top bath with a handheld shower head, a gold heated towel rail, floor-to-ceiling tiles, coving to the ceiling, a radiator, a range of fitted storage units, recessed spotlights, and a UPVC double-glazed obscure window to the side and rear elevation.

## OUTSIDE

## Front

To the front of the property is a block-paved driveway, courtesy lighting, a range of decorative plants, and gated access leading to the garage.

## Detached Garage

The detached garage benefits from space and plumbing for a washing machine and a tumble-dryer.

## Rear

To the rear of the property is a private enclosed low maintenance garden with patio and block-paved patio areas, a timber-built shed, a range of plants, courtesy lighting, 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 coverage  
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.

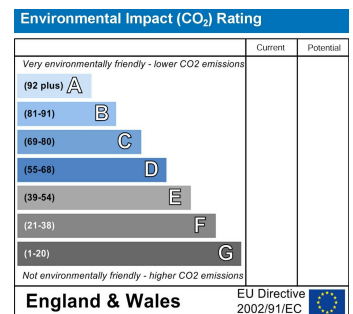
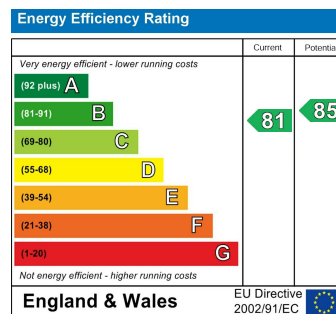
The vendor has advised the following:

Property Tenure is Freehold

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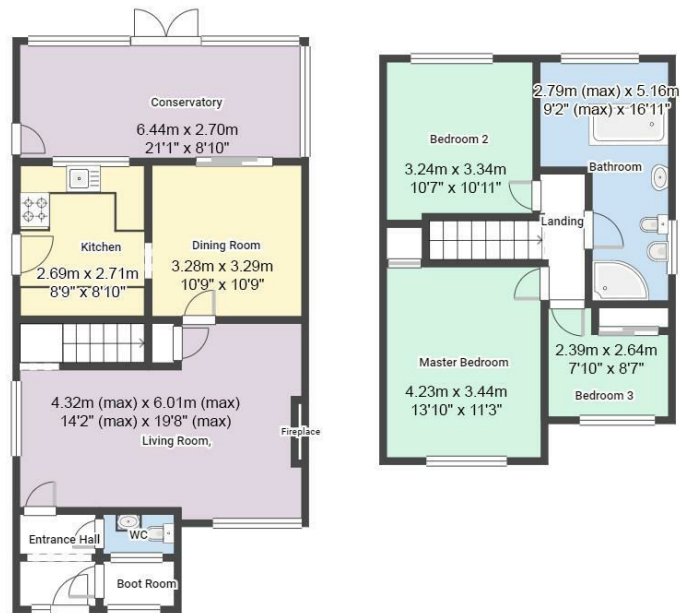
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or 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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