

# HoldenCopley

PREPARE TO BE MOVED

Thetford Close, Arnold, Nottinghamshire NG5 6PJ

---

**Guide Price £240,000 - £270,000**

Thetford Close, Arnold, Nottinghamshire NG5 6PJ



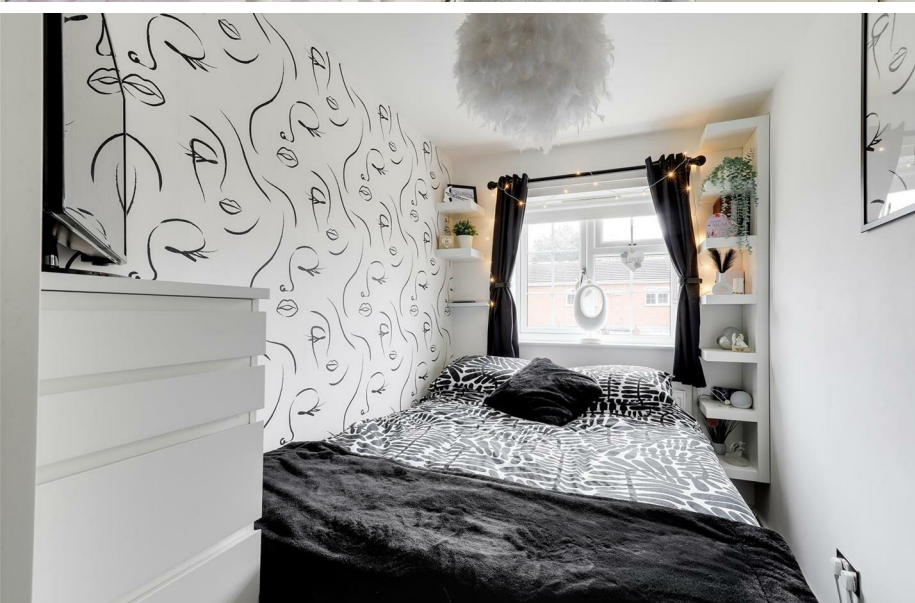
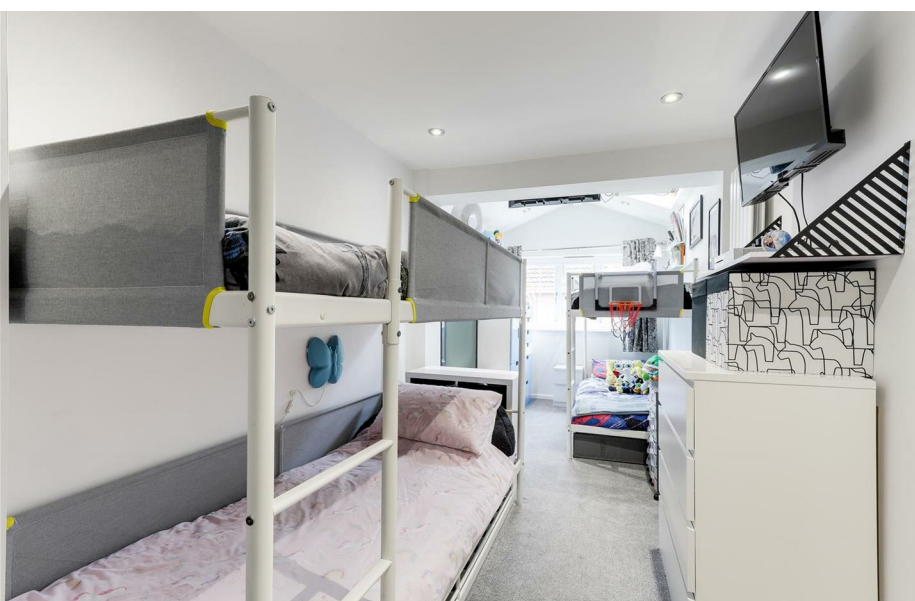
GUIDE PRICE: £240,000 - £260,000

RENOVATED & EXTENDED HOUSE....

This beautifully renovated and extended three-bedroom mid-terraced house offers a perfect blend of modern living and thoughtful design, making it ideal for first-time buyers or families. Credit to the current owner, the property boasts a two-storey rear extension and high-quality modern fixtures and fittings throughout. Nestled on a quiet no-through road in the popular area of Arnold, it benefits from nearby amenities, excellent transport links, and access to great schools. The ground floor features a welcoming entrance hall with a composite door, leading to a spacious living room. A sleek, gloss-finished kitchen is equipped with integrated appliances and opens into a dining area with double French doors leading to a rear decking area, perfect for indoor-outdoor living. A separate W/C adds extra convenience. The first floor includes three well-proportioned bedrooms, all serviced by a contemporary three-piece bathroom suite. The home also offers access to a boarded loft via a drop-down ladder, providing valuable additional storage. Outside, the low-maintenance garden is complemented by access to a garage in a separate block, with off-road parking, ensuring practicality alongside style.

MUST BE VIEWED





- Mid-Terraced House
- Three Bedrooms
- Spacious Living Room
- Stylish Open Plan Kitchen  
Diner
- Ground Floor W/C
- Modern Three-Piece  
Bathroom Suite
- HIVE Heating
- Low Maintenance Garden
- Garage & Off-Road Parking
- Quiet Residential Location





## GROUND FLOOR

### Entrance Hall

5'4" x 4'10" (1.64 x 1.48)

The entrance hall has laminate flooring, a vertical radiator, an in-built cupboard, carpeted stairs with a chrome handrail, coving to the ceiling, and a composite door providing access into the accommodation.

### Living Room

16'9" x 13'3" (5.13 x 4.05)

The living room has a UPVC double-glazed bow window to the front elevation, wood-laminate flooring, a TV point with recessed spotlights overhead, an in-built under-stair cupboard, and a radiator.

### Kitchen

13'2" x 9'10" (4.02 x 3.02)

The kitchen is fitted with a range of gloss base and wall units with worktops and a breakfast bar, under-cabinet lighting, a composite sink and a half with swan neck mixer tap and drainer, an integrated microwave, an integrated oven with an electric hob and an angled extractor fan, an integrated dishwasher, space for an American-style fridge freezer, recessed spotlights, marble tiled flooring, a vertical radiator, and open plan to the dining area.

### Dining Area

12'10" x 8'11" (3.93 x 2.73)

The dining area has continued marble tiled flooring, recessed spotlights, fitted gloss base and wall unit with a worktop, space and plumbing for a washing machine, a TV point, a vertical radiator, and double French doors opening out to the rear garden.

### W/C

4'2" x 2'7" (1.29 x 0.80)

This space has a low level dual flush W/C, a wash basin, a chrome heated towel rail, partially tiled walls, tiled flooring, recessed spotlights, an extractor fan, and a UPVC double-glazed obscure window to the rear elevation.

## FIRST FLOOR

### Landing

7'1" x 6'9" (2.16 x 2.07)

The landing has carpeted flooring, an in-built cupboard, access to the boarded loft with lighting via a drop-down ladder, and provides access to the first floor accommodation.

### Master Bedroom

20'4" x 7'3" (6.20 x 2.23)

The main bedroom has carpeted flooring, a vertical radiator, recessed spotlights, a partially vaulted ceiling, a Velux window with a fitted blind, and a UPVC double-glazed window to the rear elevation.

### Bedroom Two

13'6" x 6'11" (4.12 x 2.12)

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

### Bedroom Three

9'4" x 6'7" (2.86 x 2.03)

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

### Bathroom

8'0" x 5'6" (2.44 x 1.69)

The bathroom has a low level dual flush W/C, a wash basin with fitted storage, a wall-mounted vanity cabinet, a panelled bath with a wall-mounted electric shower fixture and a bi-folding shower screen, a chrome heated towel rail, Granite tiled flooring, fully tiled walls, recessed spotlights, and a UPVC double-glazed obscure window to the rear elevation.

## OUTSIDE

### Front

To the front of the property is a patio pathway, black ice gravel, and a raised planter.

### Garage

There is a garage located in a separate block, with an off-road parking space in front.

### Rear

To the rear of the property is a private enclosed low maintenance garden with a decking area, an outdoor tap, courtesy lighting, a patio area, fence panelled boundaries, and gated access.

## ADDITIONAL INFORMATION

Broadband – Openreach, Virgin Media

Broadband Speed - Ultrafast available - 1000 Mbps (download) 100 Mbps (upload)

Phone Signal – Mostly 4G / 5G

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years+

Area - Medium risk for surface water / very low risk for rivers & the sea

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.

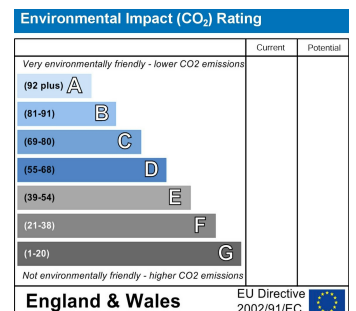
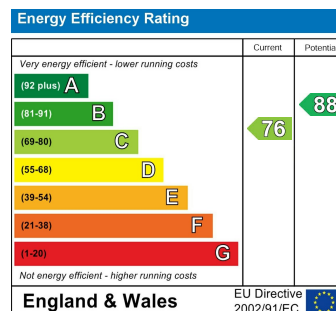
The vendor has advised the following:

Property Tenure is Freehold

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

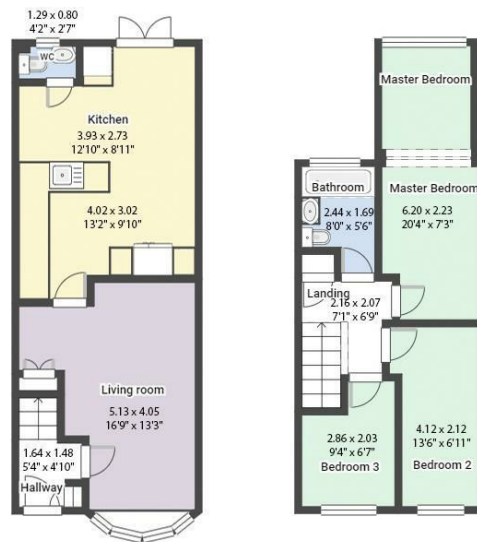
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



# Thetford Close, Arnold, Nottinghamshire NG5 6PJ

**HoldenCopley**  
PREPARE TO BE MOVED



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.  
© HoldenCopley

**0115 8969 800**

26 High Street, Arnold, Nottinghamshire, NG5 7DZ

[info@holdencopley.co.uk](mailto:info@holdencopley.co.uk)

[www.holdencopley.co.uk](http://www.holdencopley.co.uk)

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.