

HoldenCopley

PREPARE TO BE MOVED

Thetford Close, Arnold, Nottinghamshire NG5 6PJ

Guide Price £240,000 - £270,000

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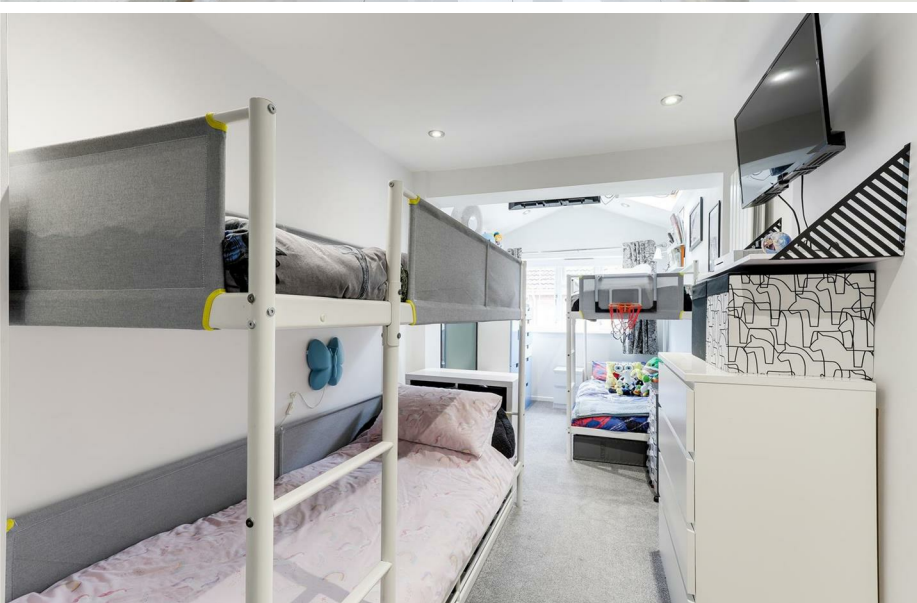
GUIDE PRICE: £240,000 - £260,000

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.

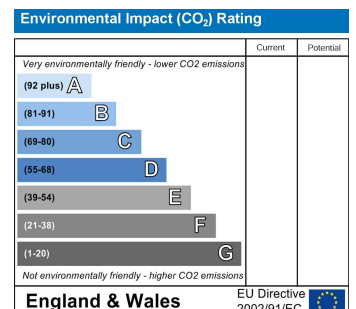
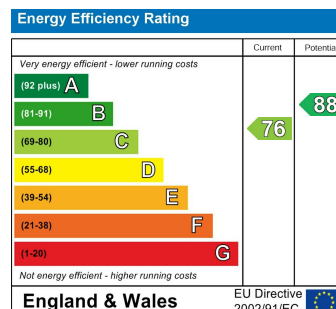
The vendor has advised the following:

Property Tenure is Freehold

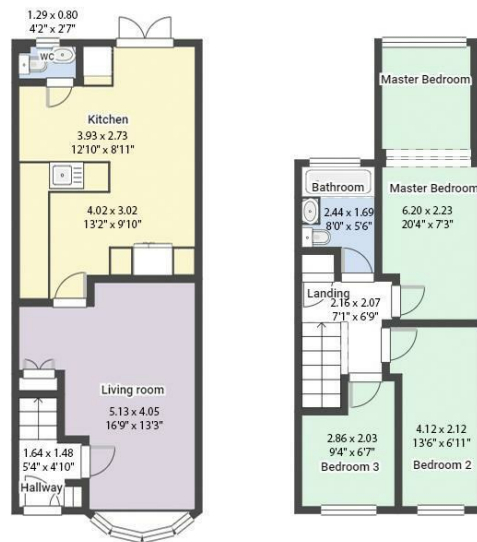
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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