

HoldenCopley

PREPARE TO BE MOVED

Calverton Road, Arnold, Nottinghamshire NG5 8FF

Guide Price £375,000

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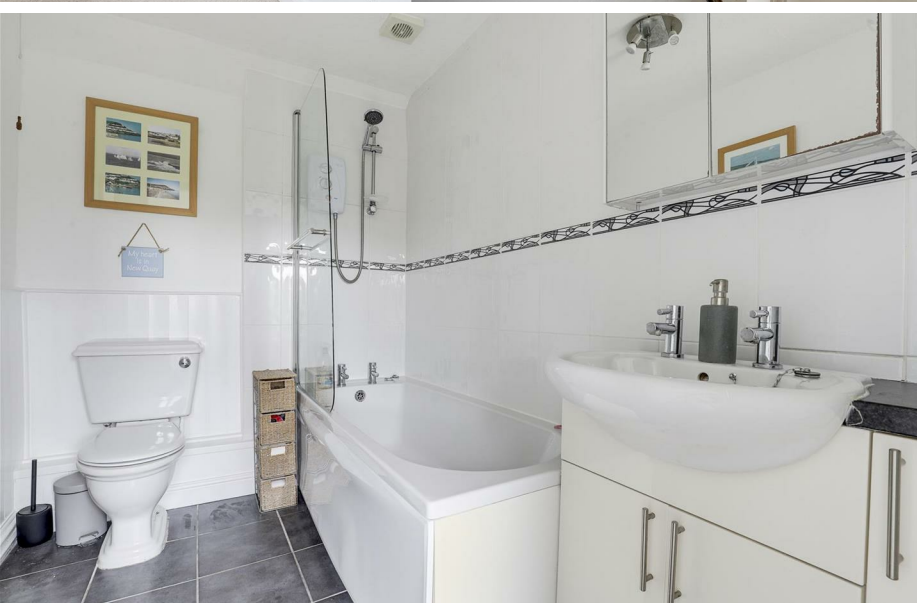
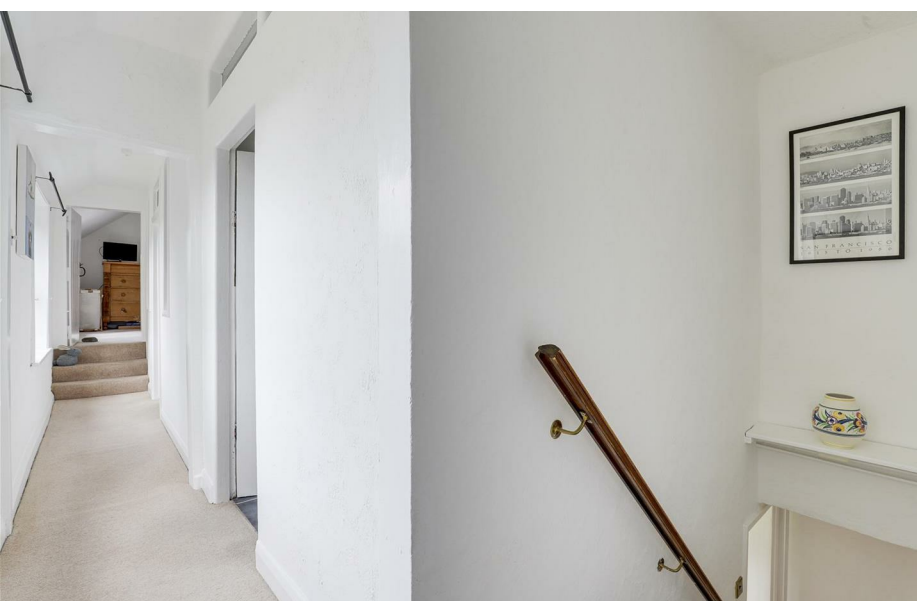


GUIDE PRICE £375,000 - £395,000

This well-presented detached family home, situated on a generous corner plot, offers a perfect blend of original charm and modern living, making it an ideal choice for a growing family. Located in a popular and convenient area, the property is within close proximity to a range of local amenities, including shops, excellent schools, and transport links. Upon entering the home, you are welcomed by a spacious entrance hall that leads to the cosy snug, perfect for relaxation. The fitted kitchen is a standout feature, equipped with Neff appliances, newly installed in 2023 and still under warranty, offering a modern and functional space for cooking. From the hallway, there is access to a ground-floor W/C for added convenience. The snug can also be accessed from the hallway, providing multiple living spaces for family use. The living room is full of character, featuring a beautiful fireplace as its centrepiece, with exposed wooden beams on the ceiling adding warmth and a rustic touch. The living room flows seamlessly into the dining room, which also boasts wooden beams and creates a perfect space for family gatherings. The dining room leads directly into the utility room, offering practicality and additional storage. On the first floor, a bright and airy landing leads to three generously sized double bedrooms, all filled with natural light. The family bathroom is spacious and features a modern three-piece suite, providing a comfortable and relaxing environment. The exterior of the property is equally impressive, with a gravelled driveway providing ample off-street parking, as well as a detached garage. The garden is thoughtfully landscaped, with a well-maintained lawn, a gravelled patio seating area perfect for outdoor dining, and established planted borders with mature shrubs and bushes. The entire plot is enclosed by a combination of hedges and fence panels, ensuring both privacy and security.

MUST BE VIEWED





- Detached House
- Three Double Bedrooms
- Two Reception Rooms
- Snug
- Fitted Kitchen & Utility Room
- Three-Piece Bathroom Suite & Ground Floor W/C
- Garage & Driveway
- South Facing Garden
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

The entrance hall has wood-effect flooring, a radiator, an in-built cupboard, wooden beams to the ceiling, a UPVC double glazed window to the front elevation, and a stable style door providing access into the accommodation.

Living Room

12'0" x 11'8" (3.66m x 3.57m)

The living room has UPVC double glazed windows to the front and rear elevation, an exposed bricked chimney breast recess alcove with a feature fire place, a TV point, painted wooden beams to the ceiling, carpeted flooring, and a wooden door providing access into the accommodation.

Dining Room

12'0" x 11'1" (3.66m x 3.39m)

The dining room has a UPVC double glazed window to the front elevation, painted wooden beams to the ceiling, wood-effect flooring, and access into the utility room.

Utility Room

8'11" x 5'11" (2.74m x 1.81m)

The utility room has a range of fitted base and wall units with worktops, a stainless steel sink with a swan neck mixer tap and drainer, space and plumbing for a washing machine, space for a tumble dryer, a wall-mounted boiler, wooden beams to the ceiling, tiled splashback, tiled flooring, and a UPVC double glazed window to the rear elevation.

Kitchen

15'8" x 7'4" (4.78m x 2.24m)

The kitchen has a range of fitted base and wall units with solid wooden worktops, a stainless steel sink and half with a swan neck mixer tap and drainer, an integrated Neff fan oven, an integrated Neff combi fan oven and microwave, an integrated Neff five ring induction hob, an extractor fan, a glass splashback, an integrated Neff warming drawer, space for a fridge freezer, a radiator, wooden beams to the ceiling, recessed spotlights, wood flooring, and two UPVC double glazed windows to the rear elevation.

Hall

The hall has wood flooring, and wooden beams to the ceiling.

Snug

12'3" x 10'0" (3.74m x 3.07m)

The snug has two UPVC double glazed windows to the side and front elevation, a radiator, wooden beams to the ceiling, a recessed chimney breast recess, and wood flooring.

W/C

This space has a UPVC double glazed window to the side elevation, a dual flush W/C, a countertop wash basin, a chrome heated towel rail, a tiled splashback, wooden beams to the ceiling, and tiled flooring.

FIRST FLOOR

Landing

The landing has two UPVC double glazed window to the front elevation, carpeted flooring, access into the loft, and access to the first floor accommodation.

Bedroom One

12'4" x 12'0" (3.77m x 3.66m)

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

Bedroom Two

12'0" x 10'5" (3.66m x 3.20m)

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

Bedroom Three

11'1" x 9'2" (3.40m x 2.80m)

The third bedroom has obscure windows to the landing, a radiator, fitted wardrobes with overhead cupboards, and carpeted flooring.

Bathroom

9'0" x 5'11" (2.76m x 1.82m)

The bathroom has a low level flush W/C, a countertop wash basin, a panelled

bath with a wall-mounted electric shower fixture and shower screen, a radiator, an extractor fan, partially wooden panelled walls, partially tiled walls, and tiled flooring.

OUTSIDE

To the outside of the property is a gravelled driveway, a lawn, a gravelled patio seating area, planted borders with established plants, shrubs and bushes, a driveway with access into the detached garage, and a hedged and fence panelled boundary.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1000Mbps and Upload Speed 220Mbps

Phone Signal – Good coverage of Voice, 4G - Some coverage of 3G & 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 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.

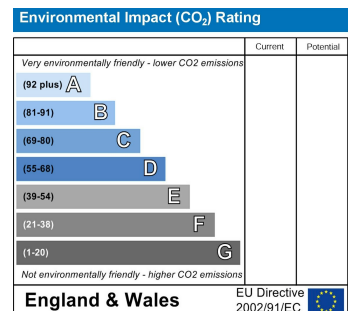
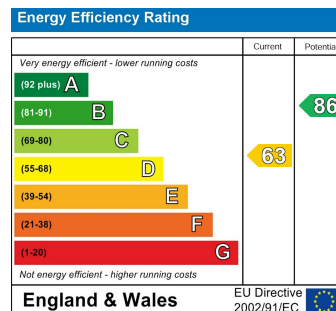
The vendor has advised the following:

Property Tenure is Freehold

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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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