

HoldenCopley

PREPARE TO BE MOVED

Sunninghill Rise, Arnold, Nottinghamshire NG5 8ES

Guide Price £325,000 - £350,000

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EXTENDED FAMILY HOME...

This beautifully presented four-bedroom detached house offers spacious family living in a popular location, just a stone's throw from Arnold Town Centre. With a range of shops, cafes, and excellent transport links into the city. On the ground floor, the entrance hall leads to a welcoming living room, creating a cosy space for relaxation. The heart of the home is the open-plan modern kitchen diner and living area, perfect for family meals and gatherings. A convenient utility room and W/C complete the ground floor. The upper level boasts three double bedrooms and a single bedroom, providing plenty of space for a growing family. The main bedroom benefits from its own en-suite, while the family bathroom serves the remaining bedrooms. Outside, the front features a driveway offering off-road parking for two cars and access to the garage, which provides ample storage space. The front garden is low-maintenance with an artificial lawn and a variety of shrubs. To the rear, a patio seating area is ideal for outdoor dining, with steps leading down to a lawn, perfect for enjoying the outdoors.

MUST BE VIEWED!





- Detached House
- Four Bedrooms
- Reception Room
- Open-Plan Kitchen Diner & Living Area
- Utility Room & Ground Floor W/C
- En-Suite & Family Bathroom
- Driveway & Garage
- Well-Presented Throughout
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance

5'7" x 5'4" (max) (1.72m x 1.63m (max))

The entrance has laminate wood-effect flooring, carpeted stairs, a radiator, recessed spotlights, an in-built storage cupboard and a single composite door providing access into the accommodation.

Living Room

15'8" x 15'2" (max) (4.80m x 4.63m (max))

The living room has laminate wood-effect flooring, a radiator, ceiling coving, recessed spotlights and a UPVC double-glazed window to the front elevation.

Kitchen/Diner

27'5" x 19'1" (max) (8.37m x 5.82m (max))

The kitchen has a range of fitted base and wall units with worktops & breakfast bar, an under-mount sink and a half with draining grooves and a swan neck mixer tap, an extractor fan, space for a range cooker, recessed spotlights, open access to the dining & living areas, laminate wood-effect flooring. The dining area has laminate wood-effect flooring, two radiators, access to the pantry, recessed spotlights and double French doors opening out to the rear garden. The living area has laminate wood-effect flooring, recessed spotlights, a Velux window, a UPVC double-glazed window to the side elevation and bifold doors opening out to the rear garden.

Utility Room

9'1" x 7'6" (max) (2.77m x 2.30m (max))

The utility room has fitted wall units and a worktop, space and plumbing for a washing machine & tumble dryer, laminate wood-effect flooring, a radiator, recessed spotlights and access to the garage.

W/C

4'3" x 3'10" (max) (1.30m x 1.17m (max))

This space has a low level dual flush W/C, a vanity storage unit with a wash basin, a tiled splash back, a recessed spotlight and laminate wood-effect flooring.

FIRST FLOOR

Landing

12'0" x 7'6" (max) (3.66m x 2.29m (max))

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

Master Bedroom

12'3" x 10'4" (max) (3.75m x 3.15m (max))

The main bedroom has carpeted flooring, a radiator, access to the en-suite and a UPVC double-glazed window to the rear elevation.

En-Suite

7'10" x 7'8" (max) (2.40m x 2.35m (max))

The en-suite has a low level dual flush W/C, a vanity storage unit with a wash basin, a shower enclosure with an overhead rainfall shower and a handheld shower head, a heated towel rail, an extractor fan, a waterproof splash back, tiled flooring and an in-built storage cupboard.

Bedroom Two

11'1" x 10'4" (3.39m x 3.17m)

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

Bedroom Three

15'4" x 7'6" (max) (4.69m x 2.31m (max))

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

Bedroom Four

8'3" x 7'4" (max) (2.52m x 2.24m (max))

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

Bathroom

7'11" x 7'8" (2.42m x 2.36m)

The bathroom has a low level dual flush W/C, a vanity storage unit with a wash basin, a panelled bath with central taps, a walk-in shower with an overhead rainfall shower, a heated towel rail, tiled walls, vinyl flooring, recessed spotlights, an extractor fan and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a block-paved driveway providing off-road parking for two cars, access to the garage, an artificial lawn, plants and shrubs and fence panelling boundaries.

Garage

7'9" x 5'6" (2.37m x 1.70m)

The garage has courtesy lighting, ample storage space and an up-and-over door.

Rear

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

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

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.

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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.

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.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach

Broadband Speed - Superfast Broadband available with the highest download speed at 32Mbps & Highest upload speed at 6Mbps

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

Sewage – Mains Supply

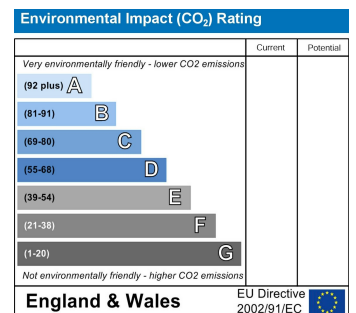
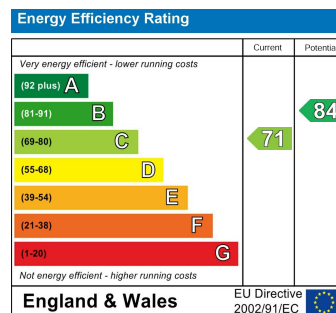
Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No



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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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