

# HoldenCopley

PREPARE TO BE MOVED

Stewarton Close, Arnold, Nottinghamshire NG5 8DJ

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Guide Price £270,000

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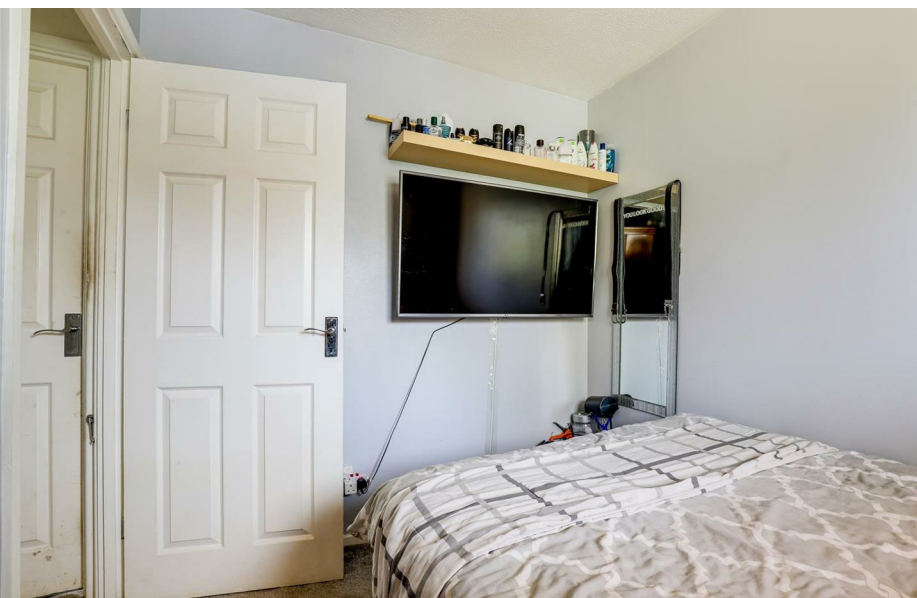
GUIDE PRICE £270,000 - £280,000

YOUR NEW FAMILY HOME...

Nestled within a quiet cul-de-sac in the sought-after residential area of Arnold, this three-bedroom detached house presents a haven for any growing family. Offering a harmonious blend of spacious interior and generous outdoor areas, it is poised to be the quintessential family home. The location itself is within close proximity to an array of local amenities, highly-regarded schools, breathtaking countryside vistas, and convenient commuting links. As you step inside, the ground floor welcomes you with an inviting entrance hall, complete with a convenient W/C. The heart of the home unfolds with an open plan lounge and diner, exuding warmth and comfort, while a sun-kissed conservatory bathes the space in natural light, complete with a well-appointed fitted kitchen. Ascending to the first floor reveals three generously proportioned double bedrooms, thoughtfully serviced by a family bathroom suite. The master bedroom enjoys the luxury of its own en-suite, providing a personal retreat. Outside, this residence continues to impress. The front boasts a practical driveway leading to an integral garage, ensuring ample parking and storage space. The rear of the property unfolds to reveal a vast garden paradise. Here, you'll find a large patio area, perfect for al-fresco dining and entertaining, along with a raised decked seating area for relaxation. A shed offers additional storage space, making this outdoor haven an extension of your living space.

MUST BE VIEWED





- Detached Family Home
- Three Double Bedrooms
- Spacious Lounge & Dining Room
- Conservatory
- Fitted Kitchen
- Two Bathrooms
- Ground Floor W/C
- Driveway & Integral Garage
- Well-Maintained Garden With Large Patio Area
- Popular Location





## GROUND FLOOR

### Entrance Hall

3'2" x 9'4" (0.97m x 2.85m)

The entrance hall has wood-effect flooring, a radiator, carpeted stairs and a composite door providing access into the accommodation

### W/C

5'6" x 2'7" (1.68m x 0.79m)

This space has a low level dual flush W/C, a wash basin, vinyl flooring, a radiator, tiled splashback, an extractor fan and a double-glazed obscure window to the side elevation

### Living Room

10'2" x 11'10" (3.12m x 3.61m)

The living room has a double-glazed window to the front elevation, wood-effect flooring, coving to the ceiling, a TV point, a radiator and open plan to the dining area

### Dining Area

13'5" x 9'1" (4.11m x 2.78m)

The dining area has continued wood-effect flooring and coving to the ceiling, a double-glazed window to the rear elevation, a radiator and a sliding patio door into the conservatory

### Kitchen

10'11" x 12'2" (3.33m x 3.72m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink and a half with a mixer tap and drainer, an integrated oven with an electric hob and extractor fan, space for an under counter fridge and freezer, space and plumbing for a washing machi, tiled flooring, tiled splashback, a radiator, a double-glazed window to the rear elevation and a single door providing side access

### Conservatory

10'7" x 12'2" (3.23m x 3.72m)

The conservatory has tiled flooring, polycarbonate roof, a ceiling fan light, two wall-mounted electric heaters, a TV point, a range of double-glazed windows to the side and rear elevation, wall-light points and double doors opening out to the rear garden

## FIRST FLOOR

### Landing

7'4" x 2'8" (2.24m x 0.83m)

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

### Master Bedroom

16'10" x 9'1" (5.15m x 2.77m)

The main bedroom has a double-glazed window to the front elevation, carpeted flooring, a radiator, a range of fitted furniture including wardrobes and over-the-bed storage cupboards, a TV point and access into the en-suite

### En-Suite

5'10" x 6'3" (1.78m x 1.92m)

The en-suite has a low level dual flush W/C, a wash basin, a shower enclosure with a mains-fed shower, a chrome heated towel rail, wood-effect flooring, partially tiled walls, a radiator and a double-glazed window to the side elevation

### Bedroom Two

8'5" x 9'3" (2.58m x 2.84m)

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

### Bedroom Three

10'2" x 11'7" (3.12m x 3.54m)

The third bedroom has a double-glazed window to the front elevation, wood-effect flooring and an in-built wardrobe

### Bathroom

7'11" x 6'2" (2.43m x 1.90m)

The bathroom has a low level dual flush W/C, a wash basin, a panelled bath with

central taps and a mains-fed shower overhead, wood-effect flooring, partially tiled walls, a radiator and a double-glazed window to the rear elevation

## OUTSIDE

### Front

To the front of the property is a block-paved area with a range of plants and shrubs, courtesy lighting, gated access to the rear, a driveway and access into the integral garage

### Rear

To the rear of the property is a private enclosed garden with a patio area, a lawn, courtesy lighting, a raised decked seating area, a shed, a range of plants and shrubs with a palisade border, rockery, fence panelled boundaries and gated access

## 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.

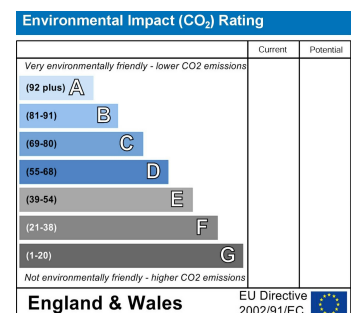
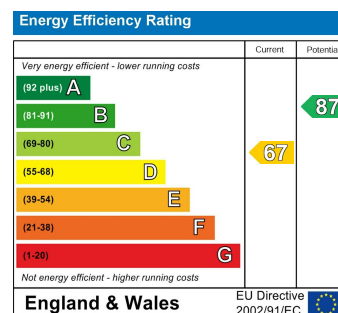
The vendor has advised the following:

Property Tenure is Freehold

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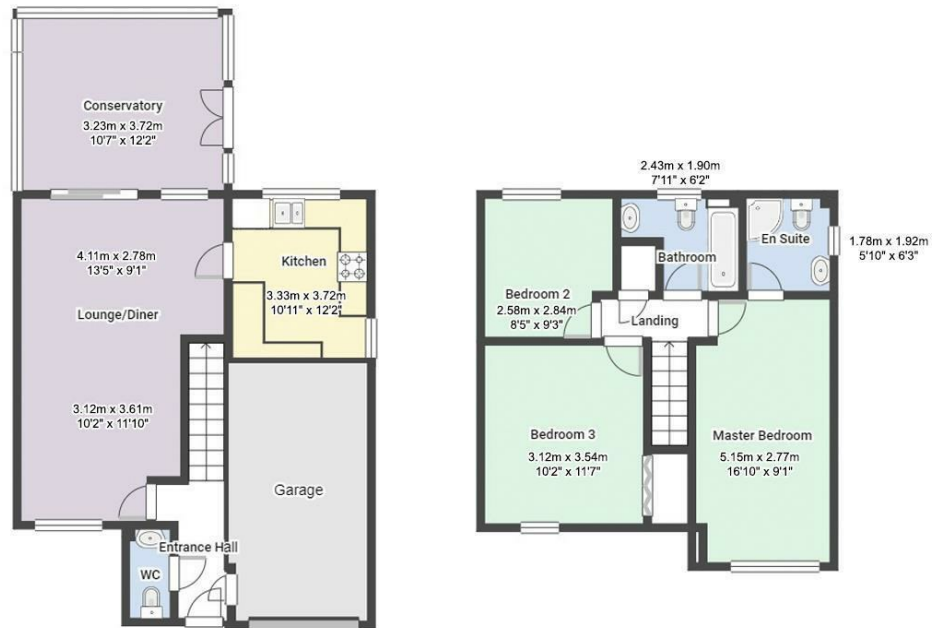
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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