

# HoldenCopley

PREPARE TO BE MOVED

Killisick Road, Arnold, Nottinghamshire NG5 8BY

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£250,000

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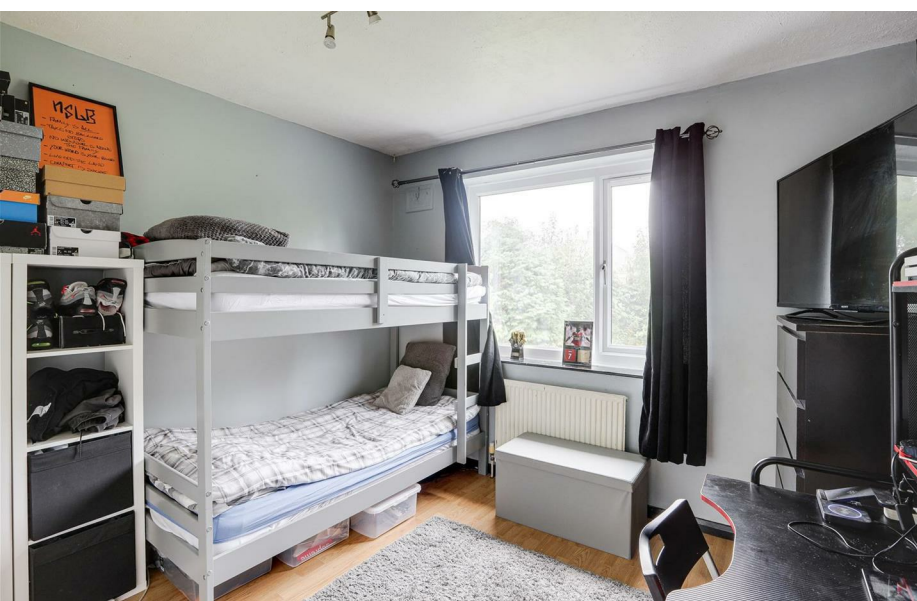


## LOCATION, LOCATION, LOCATION...

This spacious three-bedroom semi-detached house offers ample accommodation both inside and out, making it an excellent choice for a range of buyers. Situated in a popular, family-friendly location, the property is within easy reach of outstanding schools, local amenities, playing parks, and just a short walk from Arnold High Street. The ground floor features an entrance hall, a comfortable living room, a fitted breakfast kitchen, a convenient W/C, and a dining room perfect for family meals. Upstairs, there are three well-proportioned bedrooms, all serviced by a modern four-piece bathroom suite. Outside, the front offers a driveway with double gated access, leading to additional off-road parking along the side, while the rear boasts a generous lawned garden, ideal for outdoor enjoyment.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Two Reception Rooms
- Fitted Breakfast Kitchen
- Ground Floor W/C
- Four-Piece Bathroom Suite
- Boarded Loft For Additional Storage
- Ample Off-Road Parking
- Generous Sized Garden
- Popular Location





## GROUND FLOOR

### Entrance Hall

5'10" x 12'4" max (1.78m x 3.76m max)

The entrance hall has wood-effect flooring, a radiator, carpeted stairs, a fitted base cupboard, a wall-mounted alarm panel, a UPVC double-glazed obscure window to the side elevation, and a single UPVC door providing access into the accommodation.

### Living Room

14'2" x 12'2" (4.32m x 3.71m )

The living room has a UPVC double-glazed window to the front elevation, wood-effect flooring, coving to the ceiling, a TV point, a feature fireplace with a decorative surround, and a ceiling rose.

### Breakfast Kitchen

10'9" max x 15'5" (3.28m max x 4.70m)

The kitchen has a range of fitted base and wall units with a rolled-edge worktops and a breakfast bar, a stainless steel sink and a half with a mixer tap and drainer, an integrated oven with a five ring gas hob and extractor fan, an integrated fridge freezer, space and plumbing for a washing machine, wood-effect flooring, tiled splashback, a radiator, wood-panelled ceiling, a UPVC double-glazed window to the rear elevation, and an in-built pantry cupboard.

### Lobby

3'4" x 9'6" (1.02m x 2.90m)

This space has wood-effect flooring and a single UPVC door providing access to the garden.

### W/C

2'6" x 6'2" (0.78m x 1.89m)

This space has a low level flush W/C, a wash basin, tiled splashback, wood-effect flooring, a wall-mounted hand dryer, and a single-glazed window to the side elevation.

### Dining Room

9'1" x 7'4" (2.77m x 2.24m )

The dining room has wood-effect flooring, an exposed beam on the ceiling, a ceiling rose, a wall-mounted electric heater, a UPVC double-glazed window to the side elevation, and double French doors opening out to the rear garden.

## FIRST FLOOR

### Landing

7'8" x 6'6" (2.34m x 1.98m )

The landing has a UPVC double-glazed obscure window to the side elevation, carpeted flooring, access to the boarded loft with lighting via a drop-down ladder, and provides access to the first floor accommodation.

### Bedroom One

14'2" x 10'8" (4.32m x 3.25m )

The first bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, recessed spotlights, and a range of fitted furniture including wardrobes, over-the-bed storage cupboards and bedside units.

### Bedroom Two

10'9" x 10'10" (3.28m x 3.30m)

The second bedroom has a UPVC double-glazed window to the rear elevation, wood-effect flooring, and a radiator.

### Bedroom Three

7'8" x 8'11" (2.34m x 2.72m)

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

### Bathroom

7'8" x 7'6" (2.34m x 2.29m )

The bathroom has a low level dual flush W/C, a vanity unit wash basin with fitted storage, a corner fitted shower enclosure with an overhead rainfall shower and a handheld shower head, a corner fitted spa-style bath with a handheld shower head, a chrome heated towel rail, tiled flooring, partially tiled walls, an extractor fan, and dual-aspect UPVC double-glazed obscure window to the side and rear elevation.

## OUTSIDE

## Front

To the front of the property is a block-paved driveway with access to the side for further off-road parking.

## Rear

To the rear of the property is a private enclosed garden with a decking area, a lawn, a shed, and fence panelled boundaries.

## ADDITIONAL INFORMATION

Broadband – Virgin Media, Openreach

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 - High risk for surface water / very low 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.

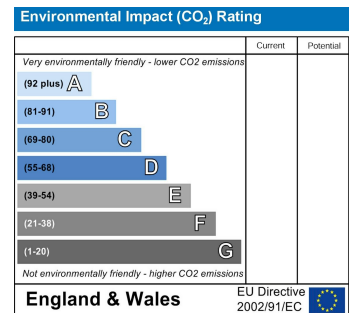
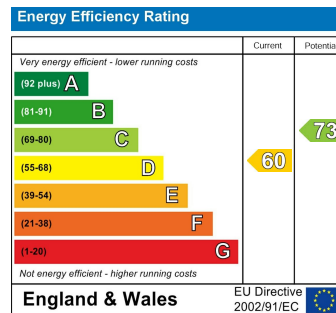
The vendor has advised the following:

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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