

HoldenCopley

PREPARE TO BE MOVED

Norfolk Park, Arnold, Nottinghamshire NG5 6PN

Guide Price £700,000 - £725,000

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FOREVER FAMILY HOME...

This beautifully presented four-bedroom detached home offers an exceptional level of spacious family living, set on a quiet private road in a popular location. Close to a variety of local amenities, including shops, dining, schools, and commuting links. Upon entering, the welcoming hallway opens into an expansive reception room, filled with natural light from a bay window and double French doors that open to the rear garden. Adjacent is a formal dining room, with access to a garden room, perfect for year-round enjoyment. At the heart of the home is a modern kitchen with integrated appliances and an open-plan layout to a cosy snug, ideal for hosting family and friends. Completing the ground floor is a large utility room and a convenient W/C. Upstairs, the home boasts three double bedrooms, all featuring fitted wardrobes, and a comfortable single bedroom. The main bedroom boasts the luxury of a stylish en-suite, while the remaining bedrooms are served by a contemporary family bathroom. Outside, the property continues to impress with a large driveway providing ample off-road parking, access to a double garage, and gated entry to the front garden, which includes a paved pathway, lawn, and established plants and shrubs. To the rear, a south-facing private garden awaits, complete with a patio seating area, an expansive lawn, mature plants and shrubs, and a delightful summerhouse with a wooden gazebo, offering a perfect retreat for relaxation or entertaining, making this outdoor space as inviting as the interior.

MUST BE VIEWED!

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- Detached House
- Four Bedrooms
- Three Reception Rooms
- Garden Room
- Modern Kitchen
- Utility Room & Ground Floor W/C
- Stylish En-Suite & Family Bathroom
- Large Driveway & Double Garage
- South-Facing Rear Garden
- Quiet Private Location





GROUND FLOOR

Hallway

13'8" x 11'0" (4.19 x 3.36)

The hallway has tiled flooring, carpeted stairs, a vertical radiator, ceiling coving, an in-built storage cupboard and a single composite door providing access into the accommodation.

Living Room

28'5" x 11'11" (8.67 x 3.65)

The living room has carpeted flooring, two radiators, ceiling coving, a feature electric fireplace, French internal doors providing access to the dining room, a UPVC double-glazed bay window to the front elevation and double French doors opening out to the rear garden.

Dining Room

12'10" x 11'0" (3.93 x 3.37)

The dining room has tiled flooring, a vertical radiator, ceiling coving and double French doors providing access to the garden room.

Garden Room

13'11" x 13'4" (4.25 x 4.08)

The garden room has tiled flooring, two radiators, recessed spotlights, UPVC double-glazed windows surround and double French doors opening out to the rear garden.

Kitchen

12'4" x 14'7" (3.76 x 4.46)

The kitchen has a range of fitted base and wall units with worktops & splash backs, a feature breakfast bar island, a composite sink and a half with a drainer and a Quooker instant hot water tap, an integrated oven, a hob, extractor fan & dishwasher, recessed spotlights, open access to the snug, tiled flooring, a UPVC double-glazed window to the rear elevation and a single composite door providing access to the side of the property.

Snug

12'4" x 10'4" (3.77 x 3.17)

The snug has tiled flooring, two vertical radiators, recessed spotlights, ceiling coving and a UPVC double-glazed window to the side elevation.

Utility

11'3" (max) x 16'6" (3.45 (max) x 5.04)

The utility room has a range of fitted base and wall units with worktops, a stainless steel sink with a drainer and a mixer tap, space and plumbing for a washing machine & tumble dryer, recessed spotlights, tiled flooring, a skylight lantern, a single UPVC door providing access to the garage and a UPVC double-glazed window to the side elevation.

W/C

5'3" x 4'0" (1.62 x 1.22)

This space has a low level dual flush W/C, a vanity storage unit with a wash basin, a vertical radiator, partially tiled walls, recessed spotlights, an extractor fan and tiled flooring.

FIRST FLOOR

Landing

14'9" x 12'0" (4.50 x 3.68)

The galleried landing has carpeted flooring, a radiator, ceiling coving, a UPVC double-glazed window to the front elevation, access to the first floor accommodation and access to the boarded loft with courtesy lighting via a dropdown.

Master Bedroom

12'9" (max) x 21'10" (3.90 (max) x 6.67)

The master bedroom has carpeted flooring, two radiators, ceiling coving, recessed spotlights, fitted furniture with floor-to-ceiling wardrobes, access to the en-suite and two UPVC double-glazed windows to the rear elevation.

En-Suite

5'6" x 8'7" (1.70 x 2.64)

The en-suite has a low level dual flush W/C, a vanity storage unit with a wash basin, a wall-mounted LED mirror, a shower enclosure with a shower fixture, a heated towel rail, recessed spotlights, an extractor fan, partially tiled walls and tiled flooring.

Bedroom Two

11'11" x 10'8" (3.64 x 3.26)

The second bedroom has carpeted flooring, a radiator, ceiling coving, recessed spotlights, fitted sliding door wardrobes and a UPVC double-glazed window to the rear elevation.

Bedroom Three

11'11" x 8'1" (3.64 x 2.47)

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

Bedroom Four

8'9" x 8'2" (2.67 x 2.51)

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

Bathroom

11'1" x 8'9" (3.65 x 2.69)

The bathroom has a low level dual flush W/C, a vanity storage unit with a wash basin, a

wall-mounted LED mirror, a panelled bath, a shower enclosure with a shower fixture, an in-built storage cupboard, a heated towel rail, partially tiled walls, recessed spotlights, an extractor fan, tiled flooring and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front of the property is a large block-paved driveway providing off-road parking for multiple cars, access to the double garage, courtesy lighting, gated access to the front garden and separate gated access to the rear garden. The front garden has a paved pathway, a lawn, a variety of established plants and shrubs and fence panelling boundaries.

Garage

18'2" x 17'11" (5.56 x 5.47)

The garage has tiled flooring, courtesy lighting, power supply, a wall-mounted boiler, ample storage space, a UPVC double-glazed obscure window to the side elevation, a single door providing access to the front garden and an electric roller door.

Rear

To the rear is a south-facing private garden with a paved patio area, an extensive lawn, a variety of established plants and shrubs, a summerhouse with a wooden gazebo and fence panelling boundaries.

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

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

DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band F

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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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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