

HoldenCopley

PREPARE TO BE MOVED

Peters Close., Arnold, Nottinghamshire NG5 6RD

£260,000

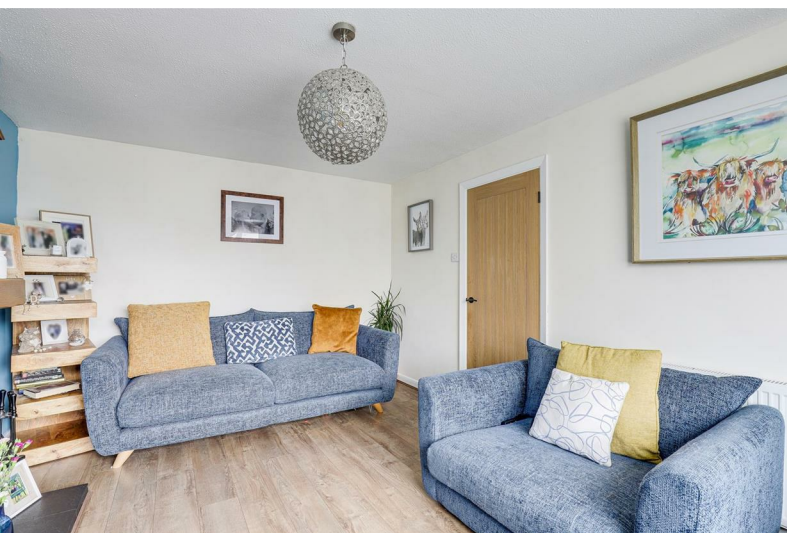
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LOCATION, LOCATION, LOCATION...

This well-presented three-bedroom semi-detached home is located in a quiet cul-de-sac in a highly sought-after area, offering easy access to excellent local amenities, reputable schools, and regular transport links. Spread across four floors, this versatile property has been tastefully decorated throughout. Upon entering, the ground floor comprises a welcoming entrance hall and a cosy living room, featuring a charming log-burning stove. The first floor boasts a modern fitted kitchen and dining area, complete with a sliding patio door that opens onto the rear garden, along with a convenient W/C. On the second floor, you'll find two well-sized bedrooms, while the third floor hosts a further bedroom and a contemporary shower room with an additional W/C. Externally, the property offers a front garden with a lawn, mature plants, and a driveway leading to a garage with ample storage. The rear garden is perfect for outdoor entertaining, featuring a patio, decked seating area with a Pergola, well-maintained lawn, and raised plant borders, all within a secure, fenced and hedged boundary. This home is a perfect blend of modern living and outdoor space, ideal for families or professionals looking for a peaceful yet well-connected location.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Living Room
- Dining Room
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Garage & Driveway
- Enclosed Rear Garden
- Excellent Transport Links
- Must Be Viewed





GROUND FLOOR

Porch

The porch has a UPVC double glazed window and a single UPVC door to provide access into the accommodation

Entrance Hall

9'10" x 5'8" (3.01m x 1.74m)

The entrance hall has wood-effect flooring, carpeted flooring, an in-built cupboard, a radiator, and a wooden door opening into the accommodation.

Living Room

14'3" x 10'8" (4.36m x 3.26m)

The living room has a UPVC double glazed window to the front elevation, a TV point, a radiator, a chimney breast recesses alcove with a log burner, and wood-effect flooring.

FIRST FLOOR

Hall

2'9" x 8'5" (0.85m x 2.59m)

The hall has carpeted flooring, and access to the first floor accommodation.

W/C

3'11" x 4'1" (1.21m x 1.26m)

This space has a UPVC double glazed obscure window to the front and rear elevation, a low level flush W/C, a vanity-style wash basin with a tiled splashback, a radiator, and vinyl flooring.

Dining Room

10'6" x 7'10" (3.21m x 2.40m)

The dining room has wood-effect flooring, recessed spotlights, a radiator, sliding patio doors opening to the rear garden, space for a fridge freezer, and open access into the kitchen.

Kitchen

7'6" x 8'8" (2.29m x 2.66m)

The kitchen has a range of modern fitted base and wall units with worktops, a composite sink with a swan neck mixer tap and drainer, an integrated oven, a gas ring hob, a stainless steel splashback and an extractor fan, space and plumbing for a dishwasher, a wall-mounted boiler, recessed spotlights, wood-effect flooring, and a UPVC double glazed window to the rear elevation.

SECOND FLOOR

Landing

2'6" x 5'8" (0.78m x 1.74m)

The landing has carpeted flooring, and access to the second floor accommodation.

Master Bedroom

14'9" x 10'7" (4.50m x 3.25m)

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

Bedroom Three

7'11" x 8'1" (2.43m x 2.48m)

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

THIRD FLOOR

Landing Two

2'11" x 4'7" (0.89m x 1.40m)

The upper landing has carpeted flooring, access into the boarded loft with lighting via a pull-down ladder, and access to the third floor accommodation.

Bedroom Two

10'5" x 10'11" (3.18m x 3.34m)

The second bedroom has a UPVC double glazed window to the rear elevation, a radiator, fitted wardrobes and over head cupboard, and carpeted flooring.

Bathroom

5'10" x 5'8" (1.80m x 1.75m)

The bathroom has a UPVC double glazed obscure window to the rear elevation, a low level flush W/C, a pedestal wash basin, a shower enclosure with a wall-mounted rainfall and handheld shower fixture, a heated towel rail, recessed spotlights, floor-to-ceiling tiling, and wood-effect flooring.

OUTSIDE

Front

To the front of the property is a lawn, planted borders with established plants, shrubs

and bushes, and a driveway providing access to the garage with a roller door and ample storage space.

Rear

To the rear of the property is courtesy lighting, an outside tap, an outside electric socket, a patio area, a decked seating area with a Pergola, a lawn, raised planted borders with establishes plants, shrubs and bushes, and a fence panelled and hedged 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 100Mbps

Phone Signal – Good coverage of Voice, 4G & 5G - Some coverage of 3G

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 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.

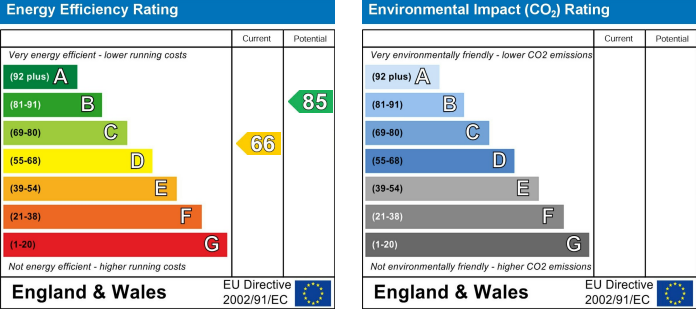
The vendor has advised the following:

Property Tenure is Freehold

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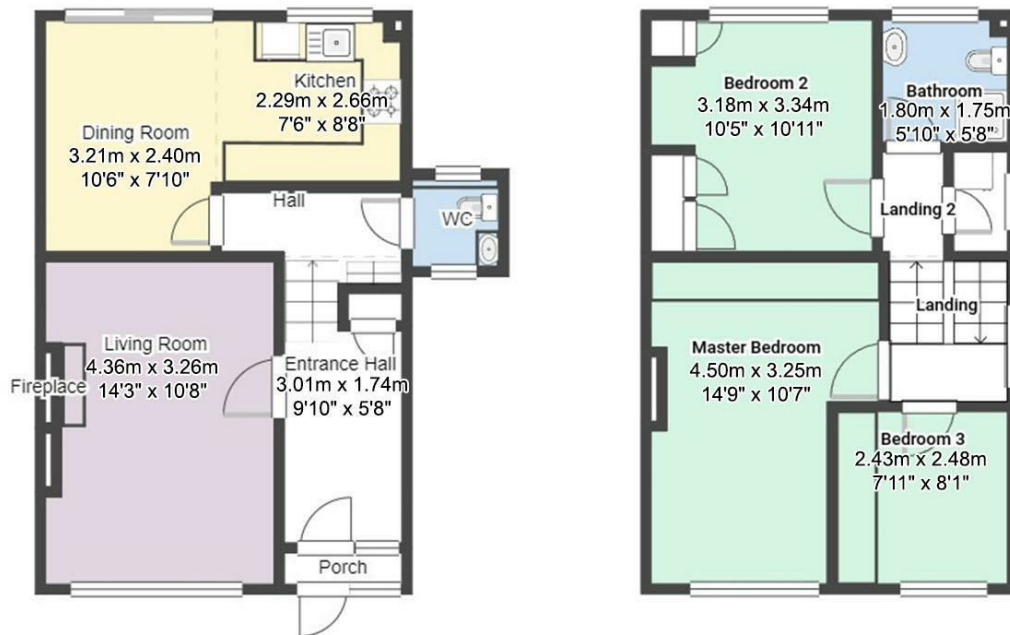
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e, passport or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