

HoldenCopley

PREPARE TO BE MOVED

Roxburgh Close, Arnold, Nottinghamshire NG5 8RN

Guide Price £300,000

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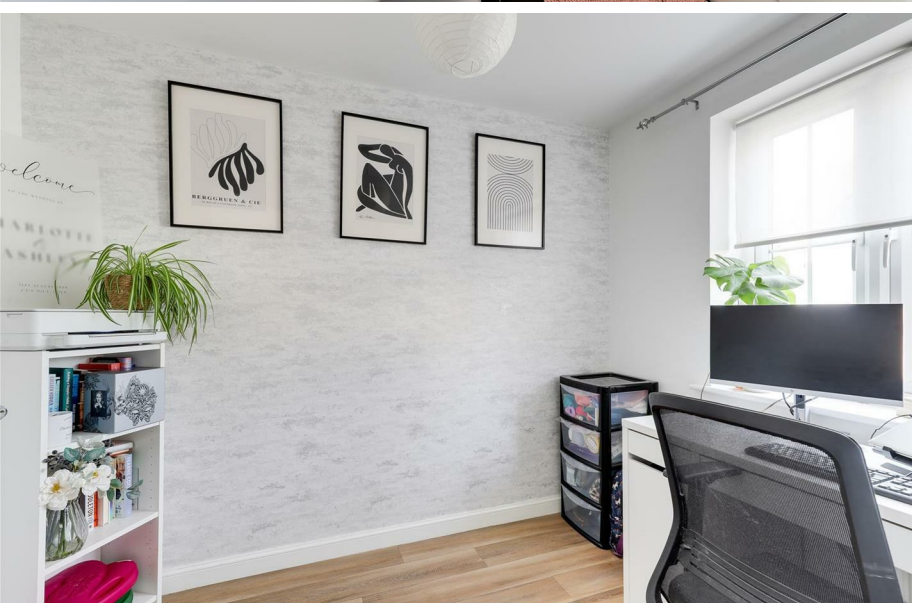
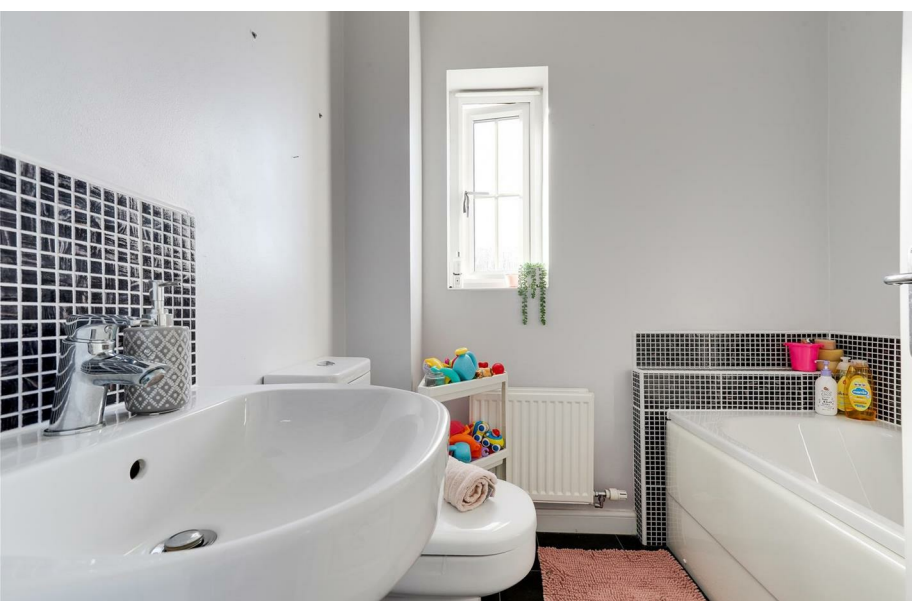


GUIDE PRICE £300,000 - £325,000

This well-presented semi-detached home is situated in a highly sought-after location, offering convenient access to Arnold Town Centre, a range of well-regarded schools, and excellent transport links. Perfectly designed for modern family living, the property boasts a wealth of space and is exceptionally well presented throughout. As you enter through the front door, you are greeted by a welcoming hallway that leads to various areas of the house. Immediately accessible is a ground floor W/C, as well as a study that could easily serve as a fourth bedroom, offering flexibility for growing families or those who work from home. The open-plan kitchen, lounge, and dining room is the heart of the home, featuring a stylish breakfast bar that provides both a practical and social space. The kitchen flows seamlessly into the spacious garden room, which benefits from underfloor heating, making it a comfortable space all year round. French doors in the garden room lead directly to the rear garden. On the first floor, the living room offers a cosy area to unwind. Also located on this level is the master bedroom, a true retreat complete with access to a modern en-suite bathroom. Moving to the second floor, you will find two additional well-proportioned bedrooms, each offering plenty of space for family members or guests. These bedrooms are serviced by a contemporary three-piece bathroom suite. Outside, the front of the property is landscaped with a variety of plants and shrubs. The driveway provides ample off-road parking and leads to the garage, which offers generous storage space. The garage also features a UPVC door that opens onto the rear garden, making it easily accessible. The rear garden is fully enclosed, including a lawn area, a patio ideal, and a well-maintained selection of plants and shrubs. An outdoor power socket adds extra functionality to the space, making it perfect for summer evenings or garden gatherings.

MUST BE VIEWED





- Semi Detached House
- Four Bedrooms
- Fitted Kitchen Lounge Diner & Garden Room
- Spacious Living Room
- Three Piece Bathroom Suite
- En-Suite To The Master Bedroom & Downstairs WC
- Driveway & Garage
- Enclosed Rear Garden
- Popular Location
- Must Be Viewed





GROUND FLOOR

Hallway

13'5" x 4'4" (4.09 x 1.34)

The hallway has wood-effect flooring, carpeted stairs, a radiator, an in-built cupboard, and a composite door providing access into the accommodation.

W/C

5'4" x 2'9" (1.64 x 0.85)

This space has a low level flush W/C, a pedestal wash basin with a tiled splashback, and wood-effect flooring.

Study/Bedroom Four

9'1" x 6'1" (2.79 x 1.86)

The study/fourth bedroom has a UPVC double glazed window to the front elevation, and wood-effect flooring.

Kitchen/lounge/diner

19'11" x 12'10" (6.09 x 3.92)

The kitchen/lounge/diner has a range of fitted base and wall units with worktops and a breakfast bar, a composite sink and half with a swan neck mixer tap and drainer, an integrated oven and extractor fan, an in-built cupboard, a radiator, a TV point, wood-effect flooring, and open access into the garden room.

Garden Room

11'3" x 9'4" (3.44 x 2.86)

The garden room has tiled flooring, underfloor heating, a UPVC door providing access to the rear garden, and bi-folding doors leading to the rear garden

FIRST FLOOR

Landing

8'9" x 3'5" (2.69 x 1.06)

The landing has carpeted flooring, a radiator, and access to the first floor accommodation.

Living Room

12'9" x 10'2" (3.91 x 3.10)

The living room has two UPVC double glazed windows to the front elevation, a TV point, a radiator, and carpeted flooring.

Master Bedroom

9'9" x 10'11" (2.99 x 3.34)

The main bedroom has two UPVC double glazed windows to the rear elevation, a radiator, fitted wardrobes with sliding mirrored doors, carpeted flooring, and access into the en-suite.

En-Suite

7'0" x 5'0" (2.14 x 1.53)

The en-suite has a UPVC double glazed obscure window to the side elevation, a low level flush WC, a counter-top wash basin, a shower enclosure with a wall-mounted shower fixture, a radiator, partially tiled walls, and tiled flooring.

SECOND FLOOR

Upper Landing

5'8" x 2'11" (1.74 x 0.90)

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

Bedroom Two

12'10" x 11'4" (3.93 x 3.46)

The second bedroom has a Velux window, two in-built cupboards, access into the boarded loft, and carpeted flooring.

Bedroom Three

12'9" x 9'5" (3.90 x 2.88)

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

Bathroom

6'5" x 5'10" (1.96 x 1.78)

The bathroom has a UPVC double glazed obscure window to the side elevation, a low level flush WC, a pedestal wash basin, a panelled bath, a radiator, tiled splashback, and tiled flooring.

OUTSIDE

Front

To the front of the property is a range of plants and shrubs, AN electric vehicle charging point, a driveway providing off road parking with access to the garage.

Garage

The garage has ample storage, a UPVC door opening out to the rear garden, and an up-and-over door opening to the driveway.

Rear

To the rear of the property is an enclosed garden with a lawn, a patio, a range of plants and shrubs, an outdoor power socket, and a fence panelled 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 220Mbps

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 C

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:

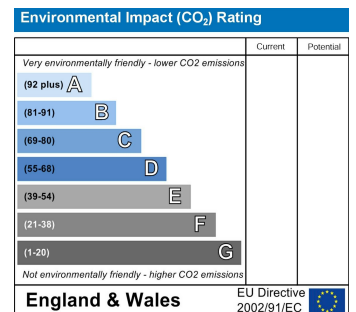
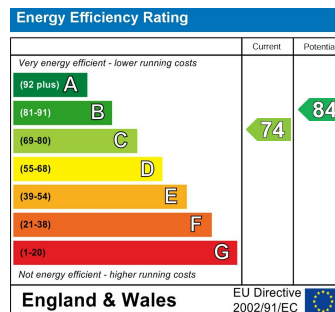
Property Tenure is Freehold

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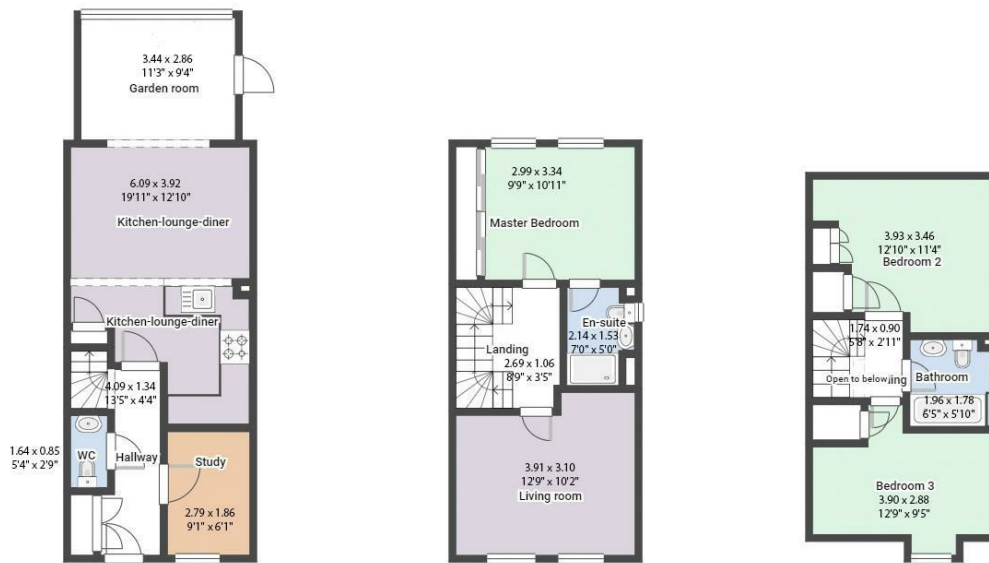
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to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