

HoldenCopley

PREPARE TO BE MOVED

Ramsey Drive, Arnold, Nottinghamshire NG5 6PP

Guide Price £240,000

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SEMI DETACHED HOUSE...

This spacious semi-detached house is situated in a highly sought-after area, known for its excellent access to outstanding schools, a variety of local shops, and plenty of additional amenities, making it the perfect home for a growing family. On the ground floor, the property welcomes you with a porch leading into a hallway. The living room offers a comfortable and cosy space, flowing seamlessly into the dining room. The dining area features sliding patio doors that open directly into the private rear garden. The fitted kitchen, also accessed from the dining room, is well-equipped with ample cupboard and counter space. On the first floor, you'll find three well-proportioned bedrooms, offering plenty of space for the whole family, alongside a three-piece bathroom suite. Externally, the front of the property is well-maintained with a lawn, planted borders, and a driveway that provides off-road parking with access to a single garage. The garage offers excellent storage space and has an up-and-over door leading onto the driveway. The rear garden is designed for low maintenance, with a patio area perfect for outdoor dining and relaxation, a gravelled section, and a well-defined fence panel boundary ensuring privacy. There is also a useful lean-to at the rear, featuring a polycarbonate roof and wooden paneling, providing additional sheltered space for storage or outdoor activities. A shed is also included for extra storage.

MUST BE VIEWED





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





GROUND FLOOR

Porch

3'10" x 6'0" (1.17m x 1.85m)

The porch has a UPVC double glazed obscure window to the side elevation, wood-effect flooring, and a UPVC door providing access into the accommodation.

Hallway

6'4" x 2'11" (1.94m x 0.89m)

The hallway has wood-effect flooring, carpeted stairs, a radiator, and access to the ground floor accommodation.

Living Room

12'10" x 13'5" (3.93m x 4.10m)

The living room has a UPVC double glazed window to the front elevation, a radiator, a TV point, a feature fireplace, and wood-effect flooring.

Dining Room

18'0" x 8'10" (5.50m x 2.70m)

The dining room has wood-effect flooring, a radiator, and sliding patio doors opening to the rear garden.

Kitchen

7'4" x 15'7" max (2.26m x 4.75m max)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and half with a swan neck mixer tap and drainer, space for a freestanding cooker, an extractor fan, space and plumbing for a washing machine, space for a fridge freezer, space for an under-counter fridge, tiled splashback, wood-effect flooring, UPVC double glazed windows to the side and rear elevation, and a UPVC door opening to the rear garden.

FIRST FLOOR

Landing

6'5" x 6'1" (1.98m x 1.87m)

The landing has a UPVC double glazed window to the side elevation, carpeted flooring, access into the loft, and access to the first floor accommodation.

Bedroom One

9'9" x 12'10" (2.99m x 3.92m)

The first bedroom has a UPVC double glazed window to the front elevation, a radiator, a range of fitted furniture including wardrobes and cupboards, and carpeted flooring.

Bedroom Two

10'9" max x 9'9" (3.28m max x 2.99m)

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

Bedroom Three

9'8" x 6'6" (2.95m x 1.99m)

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

Bathroom

7'5" x 6'5" (2.28m x 1.97m)

The bathroom has a UPVC double glazed obscure window to the rear elevation, a low level flush W/C, a pedestal wash basin, a panelled bath with a handheld shower fixture, a radiator, floor-to-ceiling tiling, and wood-effect flooring.

OUTSIDE

Front

To the front of the property is a lawn, planted borders, and a driveway with access to the garage.

Garage

7'8" x 15'1" (2.34m x 4.61m)

The garage has ample storage, and an up-and-over door opening onto the driveway.

Rear

To the rear of the property is an enclosed low-maintenance garden with a patio area, a shed, a gravelled area, a fence panelled boundary, and access into the lean-to.

Lean-to

7'4" x 19'1" (2.25m x 5.82m)

The lean-to has a Polycarbonate roof, and wood panelling.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Electric 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 - Some coverage of 3G & 5G

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 G

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.

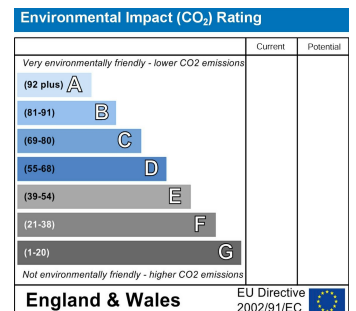
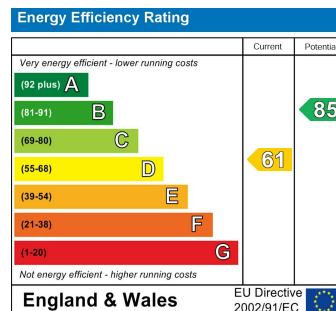
The vendor has advised the following:

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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