

HoldenCopley

PREPARE TO BE MOVED

Gorman Court, Arnold, Nottinghamshire NG5 7LR

Guide Price £250,000

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GUIDE PRICE £250,000 - £270,000

This well presented three-bedroom semi-detached house offers deceptively spacious accommodation, perfect for families. Located in a sought-after area, the property benefits from close proximity to a range of local amenities, including the scenic Gedling Country Park, popular shops, excellent transport links, and reputable schools. Upon entering, the hallway leads to a living room with a cosy log burner, seamlessly flowing into the dining room, where bi-folding doors open to the rear garden —ideal for indoor-outdoor entertaining. The ground floor also features a modern fitted kitchen and an attached garage for added convenience. Upstairs, there are three generously sized bedrooms, a three-piece bathroom suite, and access to a boarded loft, providing ample storage space. The exterior is equally impressive, with a block-paved driveway at the front for off-street parking, while the private, tiered rear garden offers a blend of patio space, steps leading to a lawn, and a practical garden shed. With its prime location, spacious layout, and stylish finishes, this home is an exceptional choice for those seeking both comfort and convenience.

MUST BE VIEWED





- Semi Detached House
- Three Bedrooms
- Open Plan Lounge Diner
- Modern Fitted Kitchen
- Three Piece Bathroom Suite
- Private Enclosed Garden
- Driveway & Garage
- Well Presented Throughout
- Popular Location
- HIVE Smart System





GROUND FLOOR

Entrance Hall

The hallway has a radiator, laminate flooring, carpeted stairs and a single UPVC door providing access into the accommodation.

Living Room

13'4" x 12'9" (4.08m x 3.90m)

The living room has a UPVC double-glazed window to the front elevation, carpeted flooring, a TV point, coving, two radiators, a recessed chimney breast alcove with a log burner and open access into the dining room.

Dining Room

10'8" x 8'11" (3.26m x 2.74m)

The dining room has space for a dining table, carpeted flooring, a vertical radiator, coving and bi-folding doors providing access out to the garden.

Kitchen

16'4" x 10'6" (4.99m x 3.21m)

The kitchen has a range of shaker style fitted base and wall units with wooden worktops and a breakfast bar, space for a freestanding range cooker, space and plumbing for a washing machine and dishwasher, space for a fridge-freezer, a sink and a half with a drainer and a swan neck mixer tap, tile-effect laminate flooring, a radiator, partially tiled walls, a UPVC double-glazed window to the rear elevation and a single UPVC door providing access out to the garden.

FIRST FLOOR

Landing

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

Master Bedroom

13'3" x 10'11" (4.04m x 3.08m)

The main bedroom has a UPVC double-glazed window to the front elevation, a radiator, carpeted flooring, a panelled feature wall and coving.

Bedroom Two

11'5" x 10'2" (3.48m x 3.11m)

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

Bedroom Three

10'3" x 6'2" (3.13m x 1.88m)

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

Bathroom

8'0" x 6'3" (2.45m x 1.91m)

The bathroom has a low level concealed flush WC, a pedestal wash basin, a P shaped bath with an electric shower, a glass shower screen, partially tiled walls, tiled flooring, an extractor fan, a chrome heated towel rail and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Garage

15'4" x 8'2" (4.68m x 2.51m)

The garage has lighting, a single UPVC door and an up and over garage door.

Front

To the front of the property is a garden with a lawn and a block paved driveway providing off road parking with access to the garage.

Rear

To the rear of the property is a private tiered garden with a fence panelled boundary, courtesy lighting, an external power socket, an outdoor tap, a patio, steps leading to a lawn and a shed.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media

Broadband Speed - Ultrafast Broadband available with the highest download speed at 1000 Mbps & Highest upload speed at 100 Mbps

Phone Signal – All 4G & 5G, some 3G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

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

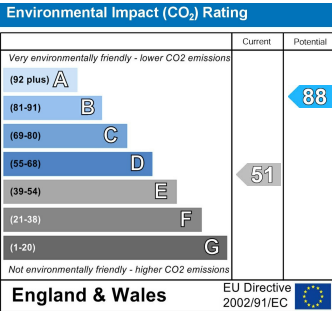
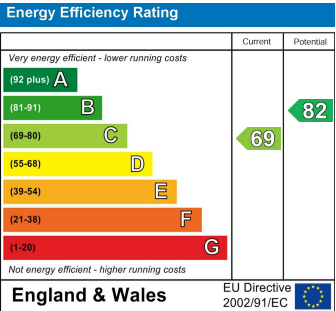
The information regarding service charges and ground rent has been obtained from the vendor. HoldenCopley have checked the most recent statement for ground rent and service charge and have obtained the lease length via the Land registry.

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 information will be confirmed by your solicitor via the management pack and Landlord pack where applicable. We strongly recommended that you contact your solicitor before entering into negotiations to confirm the accuracy of information.

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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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