

# HoldenCopley

PREPARE TO BE MOVED

Calverton Road, Arnold, Nottinghamshire NG5 8FR

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Guide Price £210,000



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GUIDE PRICE £210,000 - £230,000

IDEAL FOR FIRST TIME BUYERS...

This deceptively spacious three-bedroom semi-detached house offers an ideal opportunity for first-time buyers looking to step onto the property ladder. Situated in a popular location, it enjoys close proximity to a variety of local amenities, including shops, excellent transport links, and great school catchments, making it a perfect choice for modern family living. The ground floor welcomes you with an entrance hall that leads to a bright and airy living room, seamlessly open to the dining room, creating a versatile space for entertaining or family gatherings. The fitted kitchen features a breakfast area, providing a practical space for informal dining, and offers convenient access to a utility room and a modern three-piece bathroom suite. Upstairs, the first floor comprises three well-proportioned bedrooms, with the master bedroom benefiting from a private en-suite for added comfort. Additionally, there is access to a partially boarded loft, offering valuable storage space. Externally, the property boasts a double driveway to the front, providing off-road parking. To the rear, a private south facing tiered garden offers a well-designed outdoor space, complete with multiple patio areas, a lawn, decking, and a shed for additional storage. An outbuilding, currently utilised as a gym/studio, adds further versatility to this impressive home, combining practicality and comfort in a sought-after location.

MUST BE VIEWED







- Semi Detached House
- Three Bedrooms
- Spacious Living Room & Dining Room
- Fitted Kitchen & Breakfast Area
- Utility Room
- Ground Floor Three Piece Bathroom Suite & En-Suite
- Double Driveway
- Private South Facing Tiered Rear Garden
- Popular Location
- Must Be Viewed











GROUND FLOOR

Hall

2\*7" x 4\*8" (0.80m x 1.44m)

The hall has wood-effect flooring, carpeted stairs, a radiator, coving and a single door providing access into the accommodation.

Living Room

16\*0" x 13\*10" max (4.89m x 4.22m max)

The living room has UPVC double-glazed window to the front and side elevations, wood-effect flooring, two radiators, a fireplace with a tiled hearth, wall-mounted light fixtures, coving and open access into the dining area.

Dining Area

10\*11" x 7\*9" (3.35m x 2.38m)

The dining area has wood-effect flooring, a radiator, space for a dining table set and coving.

Kitchen

13\*3" max x 13\*4" (4.04m max x 4.07m)

The kitchen has a range of fitted base and wall units with worktops, an integrated double oven, an electric hob with an extractor hood, a sink and a half with a drainer, space for a fridge-freezer, tiled flooring, a vertical radiator, partially tiled walls, wooden beams to the ceiling, open access to the breakfast area, access into the utility room and a UPVC double-glazed window to the side elevation.

Breakfast Area

7\*6" x 13\*3" (2.30m x 4.05m)

The breakfast area has wood-effect flooring, a radiator, a fitted breakfast bar, wall-mounted light fixtures, wooden beams to the ceiling and sliding patio doors providing access out to the garden.

Utility Room

5\*3" x 5\*4" (1.61m x 1.65m)

The utility room has a fitted worktop, space and plumbing for a washing machine and tumble dryer, tiled flooring, a wall-mounted boiler and a single door providing access out to the side of the property.

Bathroom

10\*11" x 5\*7" (3.35m x 1.71m)

The bathroom has a low level flush W/C, a wash basin with fitted storage, an L shaped bath with an electric shower and a glass shower screen, wood-effect flooring, a chrome heated towel rail, partially tiled walls, an extractor fan and UPVC double-glazed obscure windows to the side elevations.

FIRST FLOOR

Landing

3\*4" x 8\*2" (1.04m x 2.51m)

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

Master Bedroom

10\*9" max x 12\*5" (3.28m max x 3.79m)

The main bedroom has a UPVC double-glazed window to the front elevation, wood-effect flooring, a radiator, a built-in wardrobe, coving and access into the en-suite.

En-Suite

3\*4" x 6\*1" (1.03m x 1.86m)

The en-suite has a low level flush W/C, a wall-mounted wash basin, a fitted shower enclosure with an electric shower, tiled flooring and walls and an extractor fan.

Bedroom Two

10\*7" x 7\*7" (3.25m x 2.33m)

The second bedroom has a UPVC double-glazed window to the rear elevation, wood-effect flooring, a radiator and coving.

Bedroom Three

5\*9" x 11\*0" (1.76m x 3.37m)

The third bedroom has a UPVC double-glazed window to the rear elevation, wood-effect flooring, a radiator and coving.

OUTSIDE

Front

To the front of the property is a double driveway.

Rear

To the rear of the property is a private south facing tiered garden, patio areas, a lawn, decking, a shed and a gym/studio.

Gym/Studio

17\*2" x 11\*2" (5.24m x 3.41m)

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Broadband – Openreach
- Broadband Speed - Superfast - 80 Mbps (Highest available download speed) 20 Mbps (Highest available upload speed)
- Phone Signal – All 4G, some 3G, most 5G 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

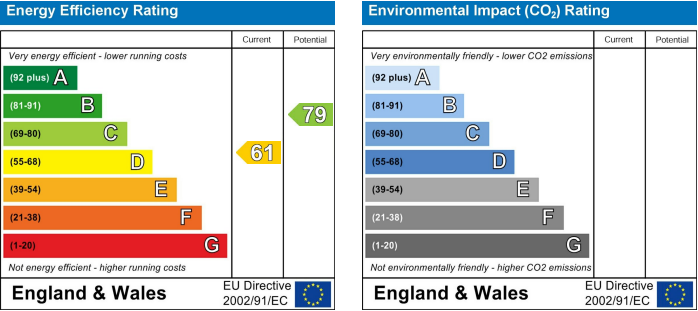
Council Tax Band Rating - Gedling Borough Council - Band A  
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:  
Property Tenure is Freehold

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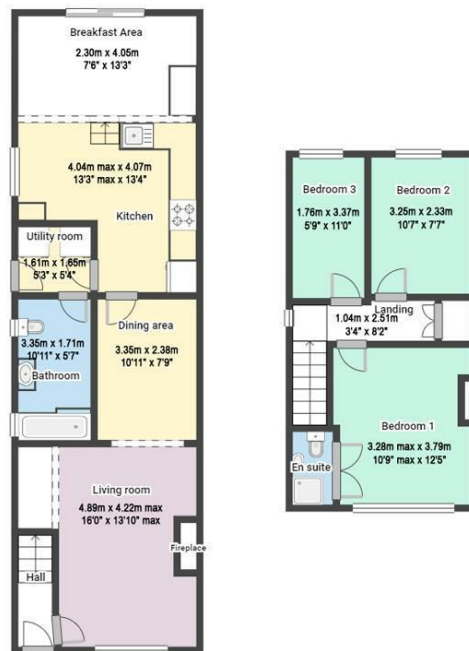
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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