

HoldenCopley

PREPARE TO BE MOVED

Turton Drive, Arnold, Nottinghamshire NG5 6LH

Guide Price £400,000

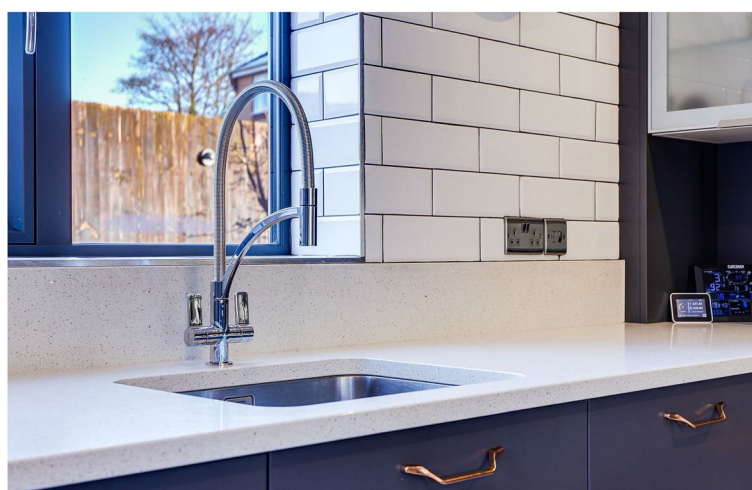
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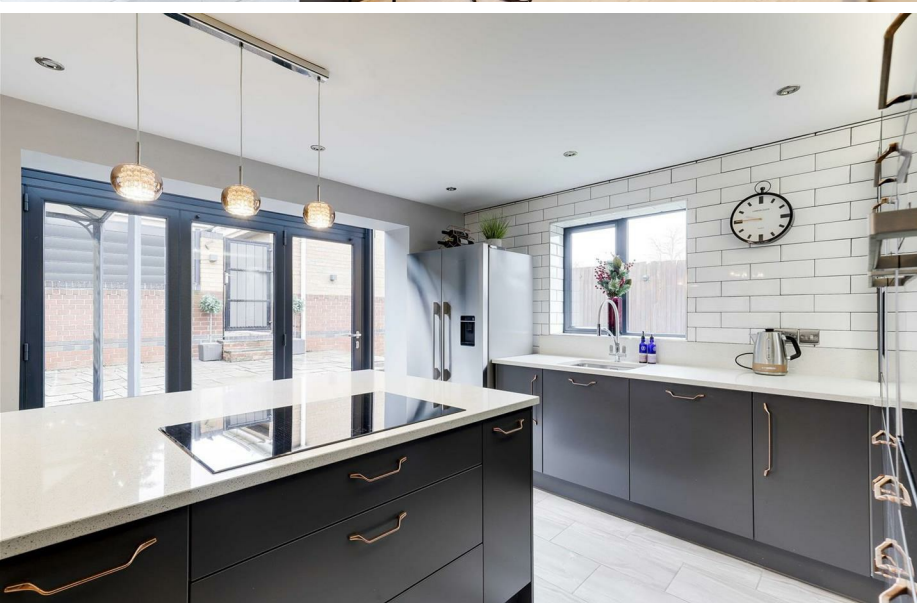


GUIDE PRICE £400,000 - £425,000

MODERN DETACHED FAMILY HOME... NO CHAIN

Nestled within a quiet cul-de-sac just a 5-minute walk from Arnold High Street, this impressive detached house offers spacious accommodation on a generous plot, making it the ideal forever home for a growing family. Beautifully modernised throughout, the property boasts a wealth of high-specification features, including underfloor heating, newly fitted oak doors, a luxurious John Lewis kitchen with quartz worktops, top-of-the-range Neff integrated appliances, and recently upgraded bathrooms. Aluminium double-glazed windows and owned solar panels enhance its energy efficiency, ensuring it is move-in ready. The ground floor welcomes you with a spacious entrance hall leading to a convenient W/C, a large living room, and a stylish open-plan kitchen diner with direct access to the rear garden. The kitchen is complemented by a separate utility room for added practicality. Upstairs, the first floor comprises four generously sized bedrooms, including a master suite with an en-suite bathroom, while the remaining bedrooms are serviced by a contemporary family bathroom. Externally, the property continues to impress. The front features a double-width driveway, access to a double garage with an automated door, and an EV car charger. The private rear garden is perfect for entertaining, offering multiple seating areas, including a sheltered decking area, a lawn, and space for a hot tub. Situated in a vibrant yet peaceful location, the home benefits from easy access to local supermarkets, excellent school catchments, and convenient commuting links.





- Detached House
- Four Good-Sized Bedrooms
- Spacious Living Room
- High-Spec John Lewis Kitchen Diner
- Underfloor Heating
- Ground Floor W/C & Utility
- Two Recently Replaced Bathrooms
- Landscaped Garden With Multiple Seating Areas
- Driveway & Double Garage With Solar Panels
- Quiet Cul-De-Sac Location





GROUND FLOOR

Entrance Hall

10'5" x 6'7" (3.19m x 2.01m)

The entrance hall has engineered hardwood flooring with underfloor heating, an in-built cupboard, and a composite door providing access into the accommodation.

W/C

3'6" x 4'7" (1.09m x 1.41m)

This space has a concealed flush W/C with a sunken wash basin and fitted storage, a vertical radiator, fully tiled walls, tiled flooring, recessed spotlights, and an aluminium double-glazed obscure window to the front elevation.

Living Room

12'2" x 24'10" (3.73m x 7.58m)

The living room has an aluminium double-glazed square bay window with bespoke fitted shutters to the front elevation, engineered hardwood flooring with underfloor heating, coving to the ceiling, a TV point, two radiators, a wall-mounted electric fireplace with a flame-effect fire, and a bi-folding door opening out to the rear garden.

Utility Room

11'3" x 4'9" (3.44m x 1.45m)

The utility room has fitted base and wall units with a worktop, a stainless steel sink with a movable swan neck mixer tap and drainer, space and plumbing for a washing machine, tiled splashback, tiled flooring, a radiator, an extractor fan, and a composite door providing access to the garden.

Kitchen Diner

21'3" x 11'8" (6.48m x 3.56m)

The John Lewis kitchen has a range of fitted base and wall units with Quartz worktops and a central island, a Neff induction hob, an undermount sink with a swan neck mixer tap, an integrated dishwasher, an integrated Neff hide and slide oven, an integrated Neff combi-oven with two warming drawers, an integrated coffee machine, space for an American-style fridge freezer, tiled splashback, tiled flooring with underfloor heating, recessed spotlights, space for a dining table and chairs, a TV point, an aluminium double-glazed window with bespoke fitted shutters to the front elevation, an aluminium double-glazed window to the rear elevation, and bi-folding doors opening out to the garden.

FIRST FLOOR

Landing

9'4" x 2'10" (2.87m x 0.88m)

The landing has engineered hardwood flooring, access to the loft, and provides access to the first floor accommodation.

Master Bedroom

13'6" x 12'5" (4.12m x 3.81m)

The main bedroom has an aluminium double-glazed window to the front elevation, engineered hardwood flooring, a column radiator, three fitted wardrobes, a TV point, and access into the en-suite.

En-Suite

8'7" x 6'4" (2.63m x 1.94m)

The en-suite has a low level dual flush W/C, a countertop wash basin, a wall-mounted mirrored vanity cabinet, a walk-in shower enclosure with a mains-fed shower and a sliding shower screen, a vertical radiator with a mirrored panel, floor-to-ceiling tiles, recessed spotlights, and an aluminium double-glazed obscure window to the front elevation.

Bedroom Two

10'4" x 12'4" (3.17m x 3.77m)

The second bedroom has an aluminium double-glazed window to the front elevation, laminate flooring, and a radiator.

Bedroom Three

8'8" x 8'7" (2.66m x 2.64m)

The third bedroom has an aluminium double-glazed window to the rear elevation, a TV point, laminate flooring, a radiator, and fitted sliding mirrored door wardrobes.

Bedroom Four

9'2" x 8'8" (2.81m x 2.66m)

The fourth bedroom has an aluminium double-glazed window to the rear elevation, laminate flooring, and a radiator.

Bathroom

5'4" x 9'2" (1.65m x 2.81m)

The bathroom has a low level dual flush W/C, a wall-hung wash basin with fitted storage unit, a wall-mounted mirrored vanity unit with LED lighting, a double-ended

bath with central taps, a walk-in shower enclosure with an overhead rainfall shower, a chrome heated towel rail, floor-to-ceiling tiles, electric underfloor heating, recessed spotlights, an extractor fan, and an aluminium double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a double-width driveway with access into the double garage.

Double Garage

The double garage has an automated up and over door and an EV car charger.

Rear

To the rear of the property is a private enclosed garden with patio areas, an outdoor tap, a lawn, external power sockets, space for a Jacuzzi, a decked seating area with a sheltered veranda cover, and fence panelled boundaries.

ADDITIONAL INFORMATION

Broadband – Openreach

Broadband Speed - Ultrafast available - 1000 Mbps (download) 220 Mbps (upload)

Phone Signal – Mostly 4G and some 5G coverage

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years+

Area - Medium for surface water / very low risk for rivers & sea

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band E

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.

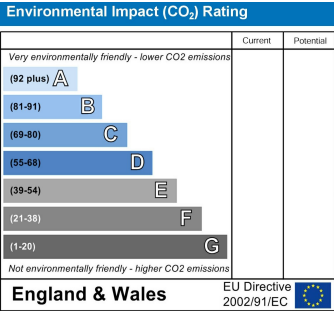
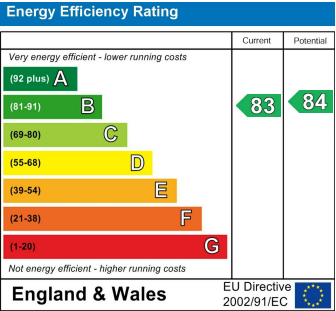
The vendor has advised the following:

Property Tenure is Freehold

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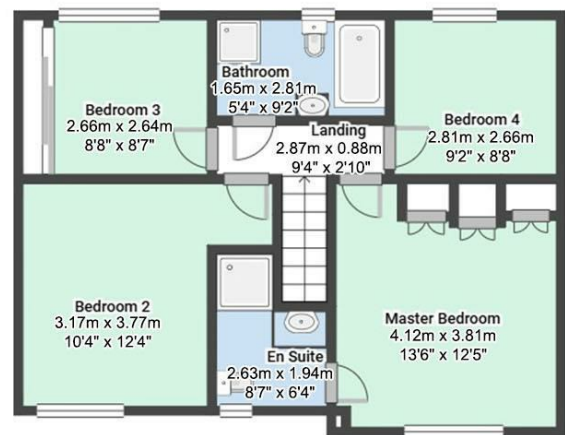
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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