

HoldenCopley

PREPARE TO BE MOVED

Connelly Close, Arnold, Nottinghamshire NG5 6RA

Guide Price £250,000 - £260,000

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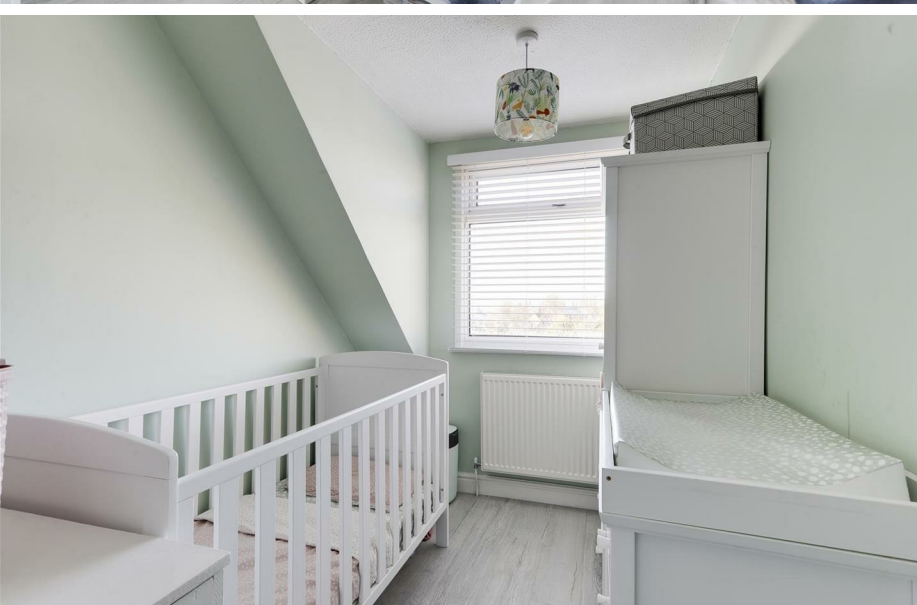
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BEAUTIFULLY PRESENTED THROUGHOUT...

This beautifully presented three-bedroom semi-detached house offers a perfect blend of style and space, making it ideal for first-time buyers or families. Nestled in the sought-after location of Arnold, the property benefits from proximity to a variety of local amenities in both Arnold and Mapperley, excellent school catchments, and convenient commuting links. The ground floor features a welcoming porch that leads into a spacious living room, which seamlessly flows into the open-plan kitchen and dining area. The kitchen is equipped with stylish fitted units and a range of integrated appliances, creating a modern and functional space. Upstairs, the first floor hosts three generously sized bedrooms, all serviced by a contemporary bathroom suite. Outside, the property boasts a driveway at the front, while the rear offers a delightful south-facing garden, perfect for outdoor relaxation and entertaining.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Spacious Living Room
- Stylish Fitted Kitchen Diner With Integrated Appliances
- Modern Bathroom Suite
- HIVE Central Heating
- Driveway
- South-Facing Garden
- Popular Location
- Must Be Viewed





GROUND FLOOR

Porch

The porch has a sliding patio door providing access into the accommodation.

Living Room

16’7" x 12’10" (5.07 x 3.92)

The living room has a UPVC double-glazed window to the front elevation, Herringbone-style laminate flooring, a TV point, two vertical radiators, a panelled feature wall, open access into the kitchen diner, carpeted stairs leading to the first floor, and a single composite door via the porch.

Kitchen-Diner

16’7" x 10’8" (5.06 x 3.26)

The kitchen has a range of fitted shaker-style base and wall units with a wrap-around laminate worktop and breakfast bar, under-cabinet lighting, a ceramic sink with a brass swan neck mixer tap, an integrated dishwasher, a Hotpoint induction hob with an Indesit angled cooker hood, an integrated double oven, an integrated fridge freezer, an integrated washer / dryer, space for a dining table, Herringbone-style laminate flooring, recessed spotlights, a vertical radiator, a UPVC double-glazed window to the rear elevation, and double French doors opening out to the rear garden.

FIRST FLOOR

Landing

6’5" x 6’4" (1.96 x 1.94)

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

Master Bedroom

12’9" x 9’10" (3.90 x 3.00)

The main bedroom has a UPVC double-glazed window to the front elevation, a radiator, and wood-effect laminate flooring.

Bedroom Two

10’9" x 9’10" (3.30 x 3.00)

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

Bedroom Three

9’10" x 6’6" (3.01 x 1.99)

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

Bathroom

7’1" x 6’5" (2.16 x 1.97)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a *P* shaped bath with body jets, an overhead shower fixture and a glass shower screen, tiled flooring, partially tiled walls, a chrome heated towel rail, and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a block-paved driveway, a range of plants and shrubs, courtesy lighting, and double gated access to the garden to the rear.

Rear

To the rear of the property is a private enclosed south-facing garden with concrete and gravelled seating areas, rockery, a lawn, a range of plants and shrubs, a storage shed, external power sockets, hedged borders, and fence panelling.

ADDITIONAL INFORMATION

Broadband – Virgin Media, Openreach
Broadband Speed - Ultrafast available - 1800 Mbps (download) 220 Mbps (upload)
Phone Signal – Mostly 4G / 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+
Flood Risk Area -Very Low Risk
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No

DISCLAIMER

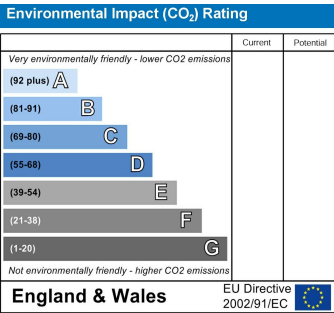
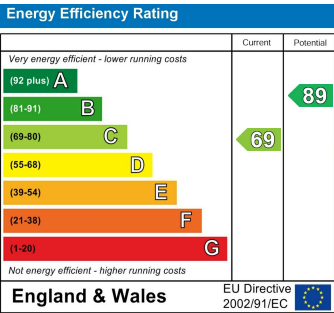
Council Tax Band Rating - Gedling Borough Council - Band B
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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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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