

HoldenCopley

PREPARE TO BE MOVED

Redhill Road, Arnold, Nottinghamshire NG5 8GX

Guide Price £260,000

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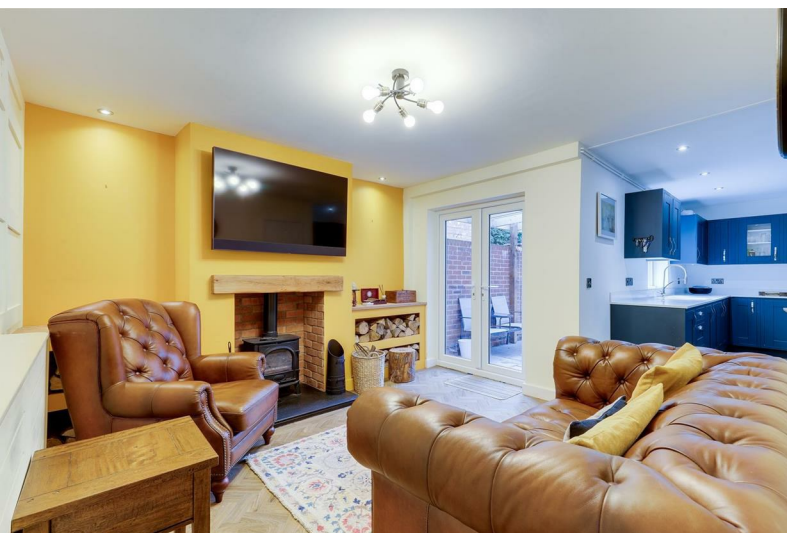


GUIDE PRICE £260,000 - £280,000

HOUSE WITH ANNEX...

This beautifully refurbished mid-terrace house offers deceptively spacious and flexible accommodation throughout, with the potential to host up to four bedrooms! Updated to a high standard this stunning property is perfect for those looking to move straight in, with no additional work required. Updates include a brand new modern kitchen, log burners, a complete rewire, and a new central heating system, ensuring both comfort and efficiency. Situated in a highly sought-after location, the home is within close proximity to a range of local amenities, including the scenic Bestwood Country Park, nearby shops, excellent transport links, and is positioned within great school catchment areas, making it ideal for families. The ground floor features a welcoming living room with a cozy log burner, a spacious dining room with a further log burner, and a sleek, modern fitted kitchen complete with integrated appliances. Upstairs, you'll find three bedrooms and a three-piece bathroom suite, with additional loft space available for extra storage. Externally, the property boasts a block-paved driveway and raised patio area at the front. To the rear is a private garden, complete with patio areas for outdoor dining, a low-maintenance artificial lawn, a shed for storage, and an outbuilding with an en-suite bathroom. In addition, the property features a self-contained one-bedroom annex with a lounge and en-suite, offering flexible living options perfect for guests or generating rental income. This home combines modern living, generous space, and excellent convenience, making it an ideal choice for families or professionals.

MUST BE VIEWED





- Mid-Terraced House
- Three / Four Bedrooms
- Two Spacious Reception Rooms
- Modern Fitted Kitchen
- Three-Piece Bathroom Suite
- Outbuilding With An En-Suite
- One Bedroom Annex With An En-Suite & Lounge
- Off-Road Parking
- Close To Local Amenities
- Must Be Viewed





GROUND FLOOR

Living Room

14'11" x 10'9" (4.55 x 3.29)

The living room has a UPVC double-glazed bay window to the front elevation, herringbone flooring, a TV point, a recessed chimney breast alcove, storage cupboards, recessed spotlights and a single UPVC door providing access into the accommodation.

Dining Room

11'9" x 11'6" (3.59 x 3.53)

The dining room has herringbone flooring, a panelled feature wall, recessed spotlights, a radiator, an in-built under the stairs cupboard, a recessed chimney breast alcove, open access to the kitchen and UPVC double French doors providing access out to the garden.

Kitchen

14'11" x 7'6" (4.57 x 2.30)

The kitchen has a range of fitted shaker style base and wall units with worktops, an inset sink and a half with draining grooves and a swan neck mixer tap, an integrated oven with an electric hob and extractor fan, an integrated fridge and freezer, herringbone flooring, recessed spotlights, a UPVC double-glazed window to the side elevation and a single UPVC door providing access to the rear garden.

FIRST FLOOR

Landing

11'10" x 2'9" (3.63 x 0.86)

The landing has carpeted flooring, a glass and chrome balustrade, an in-built cupboard, recessed spotlights, access to the loft and provides access to the first floor accommodation.

Master Bedroom

14'11" x 10'9" (4.55 x 3.30)

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

Bedroom Two

11'10" x 8'8" (3.62 x 2.65)

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

Bedroom Three

7'6" x 7'6" (2.31 x 2.31)

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

Shower Room

6'11" x 4'11" (2.13 x 1.50)

The bathroom has a low level flush W/C, a wall-mounted wash basin with a stainless steel mixer tap, a fitted shower enclosure with a mains-fed over the head rainfall shower and a hand-held shower, a glass shower screen, shower wall panels, a heated towel rail, recessed spotlights and a UPVC double glazed obscure window to the side elevation.

OUTSIDE

Annex Lounge

11'7" x 7'10" (3.55 x 2.41)

The lounge has a UPVC double-glazed window, wood-effect flooring, an electric heater, recessed spotlights and a single UPVC door.

Bedroom 4 (Annex)

11'7" x 7'1" (3.55 x 2.16)

The bedroom has wood-effect flooring, recessed spotlights, access into the en-suite and a single composite door.

Annex En-Suite

7'8" x 2'7" (2.35 x 0.81)

The en-suite has a low level flush W/C, a wall-mounted wash basin, a fitted shower enclosure with a mains-fed shower, shower wall panels, wood-effect flooring, recessed spotlights and an extractor fan.

Outbuilding

9'4" x 8'7" (2.86 x 2.62)

This space has wood-effect flooring, a wall-mounted heater, a UPVC double-glazed obscure window and access into the en-suite.

En-Suite

8'7" x 5'0" (2.62 x 1.54)

The en-suite has a low level flush W/C, a pedestal wash basin, a shower enclosure, partially tiled walls, tiled flooring and two UPVC double-glazed windows.

Shed

8'3" x 6'5" (2.53 x 1.98)

Front

To the front of the property is a block paved driveway with a fence panelled boundary and steps leading to a patio area with a decorative stone and shrub border.

Rear

To the rear of the property is a private garden with a patio, a canopy with a polycarbonate roof, a shed, an outbuilding, artificial lawn, a further patio area and an annex.

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 220 Mbps

Phone Signal – All 4G, most 5G & 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

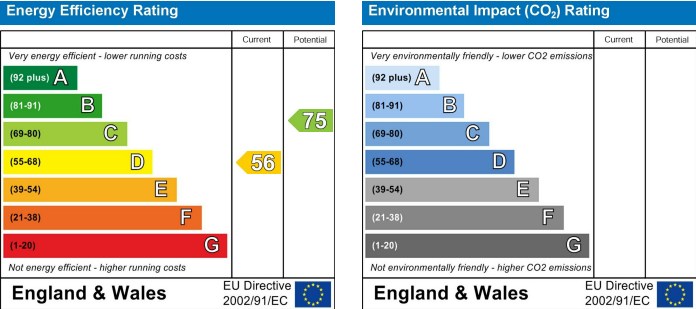
Council Tax Band Rating - Gedling Borough Council - Band C
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

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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0115 8969 800

26 High Street, Arnold, Nottinghamshire, NG5 7DZ

info@holdencopley.co.uk

www.holdencopley.co.uk

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