

# HoldenCopley

PREPARE TO BE MOVED

Pennine Close, Arnold, Nottinghamshire NG5 9PT

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Guide Price £325,000 - £350,000



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### DETACHED FAMILY HOME...

This four-bedroom detached home offers spacious and well-presented accommodation, making it the perfect choice for a family looking to move straight in. Situated in a sought-after area, the property benefits from close proximity to a range of local amenities, including shops, excellent transport links, and well-regarded school catchments. The ground floor boasts an entrance hall leading to a bright and airy living room, a versatile family room, and a conservatory that floods the space with natural light. There is also a dining room, ideal for family meals and entertaining, and a modern fitted kitchen complete with a pantry for additional storage. Upstairs, the first floor hosts four generously sized bedrooms, offering ample space for a growing family, along with a well-appointed shower room and a separate bathroom. There is also convenient access to the loft, providing further storage potential. Externally, the property features a low-maintenance pebbled garden to the front, alongside a driveway offering off-street parking. To the rear, a private south-facing garden provides the perfect outdoor retreat, featuring a patio area for al fresco dining, an artificial lawn, and a pebbled area for easy upkeep. With its spacious layout, modern interiors, and desirable location, this fantastic home is an excellent opportunity for families seeking both comfort and convenience.

MUST BE VIEWED







- Detached House
- Four Bedrooms
- Three Reception Rooms
- Modern Fitted Kitchen With A Pantry
- Conservatory
- Bathroom & Shower Room
- Driveway
- Private Enclosed South Facing Rear Garden
- Sought After Location
- Must Be Viewed











GROUND FLOOR

Entrance Hall

The entrance hall has wood-effect flooring, a radiator, panelled walls, a built-in cupboard and a single UPVC door providing access into the accommodation.

Living Room

18'0" x 10'9" (5.51m x 3.30m)

The living room has a UPVC double-glazed square bay window and a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, a TV point, a traditional fireplace and coving.

Family Room

15'9" x 8'7" (4.81m x 2.63m)

The family room has wood-effect flooring, carpeted stairs, coving and UPVC sliding patio doors providing access into the conservatory.

Conservatory

10'8" x 8'10" (3.27m x 2.70m)

The conservatory has UPVC double-glazed windows to the rear and side elevations, tiled flooring, a polycarbonate roof and UPVC double French doors providing access out to the garden.

Dining Room

9'10" x 8'11" (3.00m x 2.73m)

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

Kitchen

15'8" x 7'10" (4.80m x 2.40m)

The kitchen has a range of fitted base and wall units with worktops, space for a freestanding range cooker with an extractor hood, a stainless steel sink with a drainer and a swan neck mixer tap, space for a fridge-freezer, space and plumbing for a washing machine, wood-effect flooring, a radiator, access into the pantry, UPVC double-glazed windows to the rear and side elevations and a single UPVC door providing access out to the garden.

Pantry

The pantry has a UPVC double-glazed window to the front elevation and space and plumbing for a washing machine.

FIRST FLOOR

Landing

The landing has carpeted flooring, access into the loft and provides access to the first floor accommodation.

Master Bedroom

12'5" x 9'8" (3.81m x 2.96m)

The master bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, a fitted floor to ceiling wardrobe with matching bedside tables and drawers.

Bedroom Two

11'2" x 9'8" (3.41m x 2.95m)

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

Bedroom Three

8'4" x 8'2" (2.56m x 2.50m)

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

Bedroom Four

8'2" x 6'2" (2.49m x 1.89m)

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

Bathroom

5'4" x 4'11" (1.64m x 1.52m)

The bathroom has a low level concealed flush W/C, a wash basin with fitted storage, a fitted panelled bath with a shower, vinyl flooring, a chrome heated towel rail, partially tiled walls and a UPVC double-glazed obscure window to the side elevation.

Shower Room

6'2" x 4'11" (1.88m x 1.50m)

The shower room has a low level flush W/C with a bidet hose, a wash basin with fitted storage, a fitted shower enclosure, vinyl flooring, a chrome heated towel rail, partially tiled walls and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front is a pebbled garden with mature shrubs and a driveway.

Rear

To the rear is a private south facing garden with a fence panelled boundary, a patio, an artificial lawn, a pebbled area and mature shrubs and trees.

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 - 1000 Mbps (Highest available download speed) 100 Mbps (Highest available upload speed)
- Phone Signal – All 4G & 5G, most 3G available
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years
- Medium risk of flooding
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues - No

DISCLAIMER

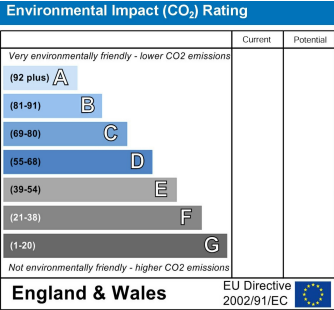
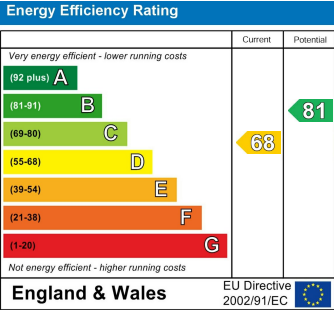
Council Tax Band Rating - Gedling Borough Council - Band D  
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

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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