

HoldenCopley

PREPARE TO BE MOVED

Georgia Drive, Arnold, Nottinghamshire NG5 8HX

£370,000

Georgia Drive, Arnold, Nottinghamshire NG5 8HX



DETACHED FAMILY HOME...

Nestled in a quiet no-through road, this well-presented detached family home offers both comfort and convenience, making it an ideal choice for a growing family. With excellent access to transport links, reputable schools, and a variety of local amenities, the location is as practical as it is desirable. The property welcomes you with a bright and inviting hallway, leading into a spacious living room featuring a charming recessed chimney breast alcove and double French doors that open into the dining room. The dining area boasts sliding patio doors, seamlessly connecting the indoor space to the rear garden. A modern fitted kitchen provides further access to the garden and leads into a convenient utility room. Completing the ground floor is a stylish three-piece shower room. Upstairs, four well-proportioned bedrooms offer ample space, with one benefiting from a closet, while a three-piece bathroom suite and a separate W/C enhance the home's practicality. Outside, the front of the property features a block-paved driveway, a garage, and gravelled borders, with gated side access to the rear. The enclosed rear garden is designed for easy maintenance and enjoyment, featuring a patio area, raised planted borders, an artificial lawn, an outdoor tap, courtesy lighting, and a fence-panelled boundary for added privacy. This charming home presents a fantastic opportunity for families seeking space, comfort, and excellent connectivity.

MUST BE VIEWED





- Detached House
- Four Bedrooms
- Spacious Living Room
- Dining Room
- Fitted Kitchen & Utility Room
- Three-Piece Bathroom Suite & Separate W/C
- Shower Room To The Ground Floor
- Garage & Driveway
- Enclosed Rear Garden
- Must Be Viewed





GROUND FLOOR

Hallway

6'7" x 6'0" (2.03 x 1.83)
The hall has two full height obscure UPVC double glazed windows to the front elevation, solid wood flooring, carpeted stairs, a wall-mounted alarm keypad, a radiator, and a composite door providing access into the accommodation.

Living Room

11'9" x 25'4" (3.59 x 7.74)
The living room has two UPVC double glazed window to the front and side elevation, a TV point, a chimney breast recessed alcove with a dual fuel log burner, a radiator, coving to the ceiling, carpeted flooring, and double French doors opening to the dining room.

Dining room

11'9" x 11'8" (3.60 x 3.57)
The dining room has two UPVC double glazed windows to the side elevations, two Velux windows, a radiator, wood-effect flooring, and slide patio door opening to the rear garden.

Kitchen

14'9" x 11'8" (4.50 x 3.58)
The kitchen has a range of fitted base and wall units with worktops, a composite sink and half with a mixer tap and drainer, an integrated double oven, ceramic hob an extractor fan, space for an American fridge freezer, space and plumbing for a dishwasher, two radiators, recessed spotlights, ceramic tiled flooring, a UPVC double glazed window to the rear elevation, and a UPVC stable-style door opening to the rear garden.

Utility

9'3" x 4'6" (2.84 x 1.38)
The utility room has a fitted base units with a worktop, a sink with a swan neck mixer tap and drainer, space and plumbing for a washing machine, space for a tumble dryer, a radiator, ceramic tiled flooring, and a UPVC double glazed obscure windows to the front elevation.

Shower Room

6'4" x 6'3" (1.95 x 1.91)
The shower room has a UPVC double glazed obscure window to the rear elevation, a low level flush W/C, a vanity-style wash basin, a shower enclosure with a wall-mounted shower fixture and a jacuzzi panel, a chrome heated towel rail, recessed spotlights, partially tiled walls, and ceramic tiled flooring.

FIRST FLOOR

Landing

The landing has carpeted flooring, an in-built cupboard, recessed spotlights, coving to the ceiling, access into the boarded loft with lighting via a pull-down ladder, and access to the first floor accommodation.

Master Bedroom

15'1" x 14'5" (4.61 x 4.40)
The main bedroom has two UPVC double glazed window to the front & side elevation, a radiator, an in-built cupboard, coving to the ceiling, recessed spotlights, and wood-effect flooring.

Bedroom Two

18'4" x 15'11" (5.60 x 4.86)
The second bedroom has three UPVC double glazed windows to the rear and side elevation, a radiator, recessed spotlights, coving to the ceiling, and wood-effect flooring.

Bedroom Three

16'0" x 6'10" (4.88 x 2.09)
The third bedroom has two UPVC double glazed windows to the rear elevation, two radiators, coving to the ceiling recessed spotlights, carpeted flooring, and access into the closet.

Closet

The closet has carpeted flooring, a radiator, an a singular recessed spotlight.

Bedroom Four

8'10" x 8'6" (2.71 x 2.60)
The fourth bedroom has a UPVC double glazed window to the front elevation, a radiator, an in-built cupboard, recessed spotlights, and wood-effect flooring.

Bathroom

9'4" x 7'4" (2.85 x 2.25)
The bathroom has a UPVC double glazed obscure window to the side elevation, a pedestal wash basin, a panelled bath with a central mixer tap, a shower enclosure with a shower panel and rainfall shower head, a chrome heated towel rail, recessed spotlights, floor-to-ceiling tiling, and tiled flooring.

W/C

5'5" x 2'9" (1.66 x 0.85)
This space has a UPVC double glazed obscure window to the side elevation, a low level flush W/C, floor-to-ceiling tiling, and tiled flooring.

OUTSIDE

Front

To the front of the property are gravelled borders, a block paved driveway, a garage, and gates access to the rear garden.

Garage

The garage has ample storage, and an up-and-over door opening onto the driveway.

Rear

To the rear of the property is an enclosed garden with an outside tap, courtesy lighting, a patio area, a raised planted border, an artificial lawn, a fence panelled boundary, and gated access.

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Broadband – Fibre
- Broadband Speed - Ultrafast Download Speed 1800Mbps and Upload Speed 220Mbps
- Phone Signal – Good coverage of Voice, 4G - Some coverage of 3G & 5G
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years
- Flood Defenses – No
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues – No

DISCLAIMER

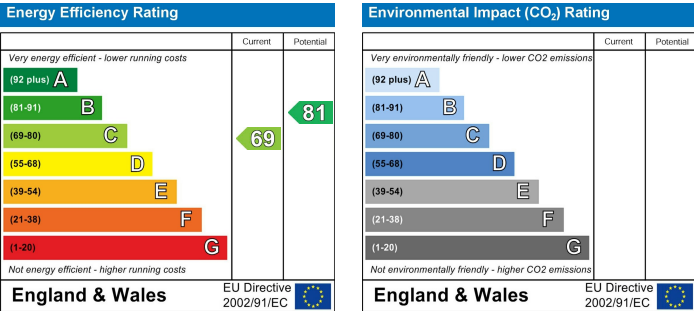
Council Tax Band Rating - Gedling Borough Council - Band E
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

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.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



Georgia Drive, Arnold, Nottinghamshire NG5 8HX



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.
© HoldenCopley

0115 8969 800

26 High Street, Arnold, Nottinghamshire, NG5 7DZ

info@holdencopley.co.uk

www.holdencopley.co.uk

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.