

HoldenCopley

PREPARE TO BE MOVED

Ashington Drive, Arnold, Nottinghamshire NG5 8UA

Guide Price £450,000 - £475,000

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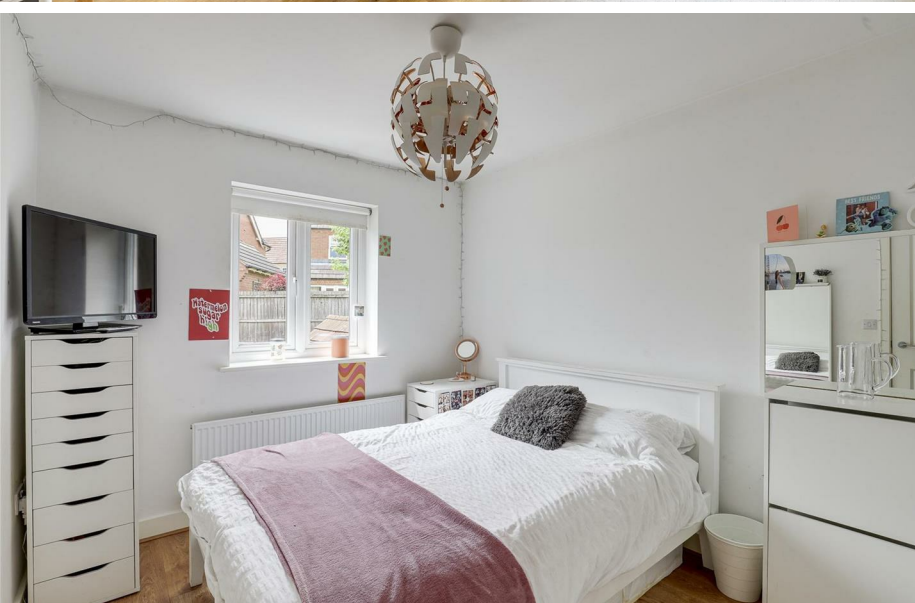
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BEAUTIFUL FAMILY HOME...

Welcome to this stunning six-bedroom detached house, a perfect family home beautifully presented throughout. Situated in a popular area, this property is close to local amenities including shops, Redhill Leisure Centre, excellent schools, and superb commuting links. As you step inside, you are greeted by a welcoming hallway that leads to a well-presented living room, offering a comfortable space for relaxation. The heart of the home is the modern kitchen diner, an ideal room for spending time with loved ones and entertaining guests, the room is filled with natural light, with double French doors opening out to the rear garden. The kitchen features a range of integrated appliances perfect for your culinary needs. Completing the ground floor is a utility room, a convenient W/C, and an office, providing versatile spaces for work and practicality. The upper level boasts four double bedrooms, with the master bedroom benefiting from a dressing room and an ensuite. A stylish family bathroom serves the remaining residents on this level, ensuring comfort and convenience. The top level offers two additional double bedrooms and another stylish bathroom, providing ample space for a growing family. Outside, the front of the property features a driveway providing off-road parking for multiple cars and access to a garage that offers ample storage space or additional parking. The front garden area includes a lawn and a variety of plants and shrubs, enhancing the property's kerb appeal. The rear garden is a private, enclosed, low-maintenance space with a patio seating area, a block-paved patio seating area, and decorative stones, creating a perfect space to enjoy the outdoors.

MUST BE VIEWED





- Detached House
- Six Double Bedrooms
- Two Reception Rooms
- Modern Kitchen Diner
- Utility Room & Ground Floor W/C
- Two Stylish Bathrooms & En-Suite
- Driveway & Garage
- Landscaped Rear Garden
- Beautifully Presented Throughout
- Popular Location





GROUND FLOOR

Entrance

The entrance has LVT flooring, carpeted stairs, a radiator, an in-built storage cupboard and a single composite door providing access into the accommodation.

Living Room

18'2" max x 10'7" into bay (5.54m max x 3.24m into bay)

The living room has carpeted flooring, two radiators, ceiling coving, recessed spotlights, a UPVC double-glazed window to the side elevation and a UPVC double-glazed bay window to the front elevation.

Kitchen Diner

26'6" max x 14'4" into bay (8.09m max x 4.39m into bay)

The kitchen diner has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink and a half with a drainer and a mixer tap, an integrated oven, hob, extractor fan, microwave, dishwasher, & fridge freezer, two radiators, recessed spotlights, LVT flooring, UPVC double-glazed windows to the rear elevation and double French doors opening out to the rear garden.

Utility Room

5'5" x 4'11" (1.67m x 1.52m)

The utility room has fitted base units with a rolled-edge worktop, space and plumbing for a washing machine, a wall-mounted boiler, a radiator, LVT flooring and a single composite door providing access to the side of the property.

W/C

This space and a low level dual flush W/C, a wall-mounted wash basin, a radiator, an extractor fan and LVT flooring.

Office

8'4" x 6'3" (2.56m x 1.92m)

The office has carpeted flooring, a radiator, recessed spotlights, ceiling coving and a UPVC double-glazed window to the front elevation.

FIRST FLOOR

Landing

The landing has carpeted flooring, a radiator, an in-built storage cupboard, a UPVC double-glazed window to the front elevation and access to the first floor accommodation.

Master Bedroom

10'7" x 9'10" (3.25m x 3.00m)

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

Dressing Room

3'11" x 3'3" (1.20m x 1.00m)

The dressing room has carpeted flooring, a recessed spotlights, in-built floor-to-ceiling fitted wardrobes and access to the en-suite.

En-Suite

7'3" x 4'3" (2.22m x 1.31m)

The en-suite has a low level dual flush W/C, a pedestal wash basin, a shower enclosure with a shower fixture, a wall-mounted electric shaving point, recessed spotlights, an extractor fan, a radiator, partially tiled walls, LVT flooring and a UPVC double-glazed obscure window to the side elevation.

Bedroom Four

12'6" x 8'4" (3.82m x 2.56m)

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

Bedroom Five

10'10" x 8'3" (3.31m x 2.54m)

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

Bedroom Six

11'3" x 10'9" (3.45m x 3.29m)

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

Bathroom

8'4" x 6'1" (2.56m x 1.87m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath, a shower enclosure with a shower fixture, a wall-mounted electric shaving point, recessed spotlights, an extractor fan, a radiator, partially tiled walls, LVT flooring and a UPVC double-glazed obscure window to the rear elevation.

SECOND FLOOR

Landing

The landing has carpeted flooring, a Velux window and access to the first floor accommodation.

Bedroom Two

15'1" x 10'9" (4.61m x 3.28m)

The second bedroom has carpeted flooring, a radiator, recessed spotlights, storage in the eaves, and two Velux windows.

Bedroom Three

15'0" x 8'2" (4.59m x 2.51m)

The third bedroom has LVT flooring, a radiator, recessed spotlights, storage in the eaves and two Velux windows.

Bathroom

6'9" x 5'10" (2.08m x 1.78m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a shower enclosure with a shower fixture, recessed spotlights, an extractor fan, a heated towel rail, partially tiled walls, tiled flooring and a Velux window.

OUTSIDE

Front

To the front of the property is a driveway providing off-road parking for multiple cars, access to the garage, gated access to the rear garden, courtesy lighting, a lawn with a range of plants and shrubs.

Rear

To the rear of the property is an private enclosed low maintenance garden with a paved patio area, a block-paved patio area, decorative stones, courtesy lighting and fence panelling boundary.

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

1000Mbps & Highest upload speed at 220Mbps

Phone Signal – Good coverage of Voice, 3G, 4G & 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.

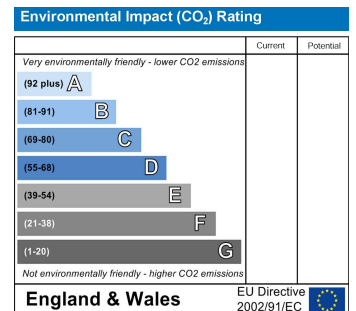
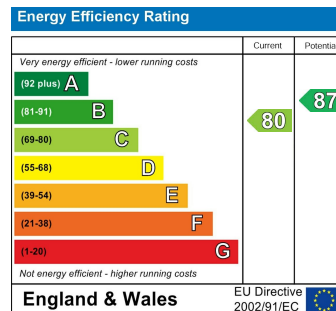
The vendor has advised the following:

Property Tenure is Freehold

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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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0115 8969 800

26 High Street, Arnold, Nottinghamshire, NG5 7DZ

info@holdencopley.co.uk

www.holdencopley.co.uk

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