

# HoldenCopley

PREPARE TO BE MOVED

Robbie Burns Road, Arnold, Nottinghamshire NG5 5UB

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Guide Price £260,000 - £270,000



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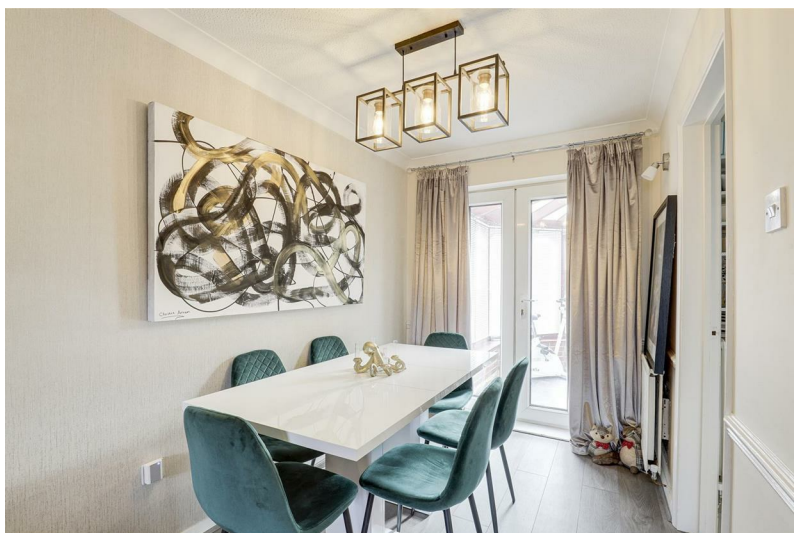


GUIDE PRICE £260,000 - £280,000

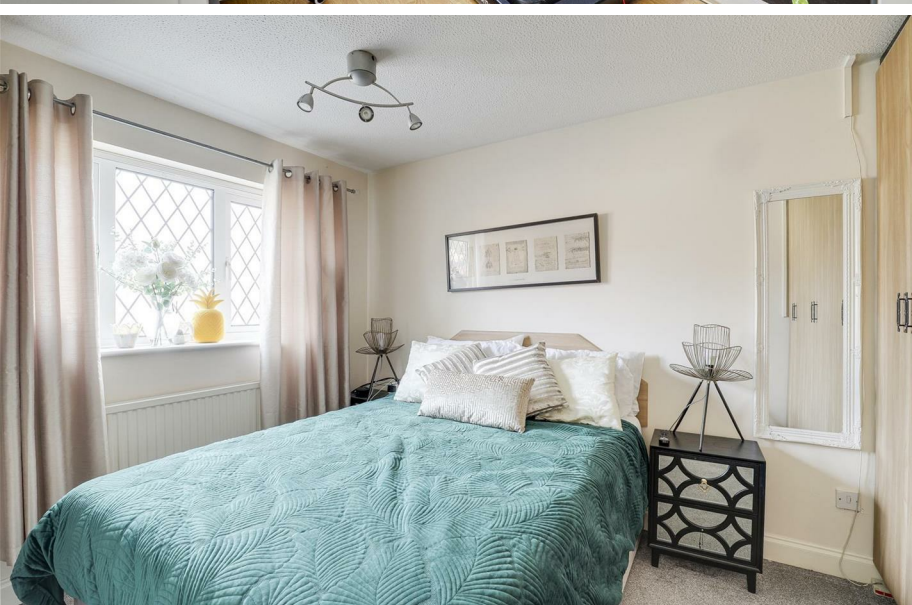
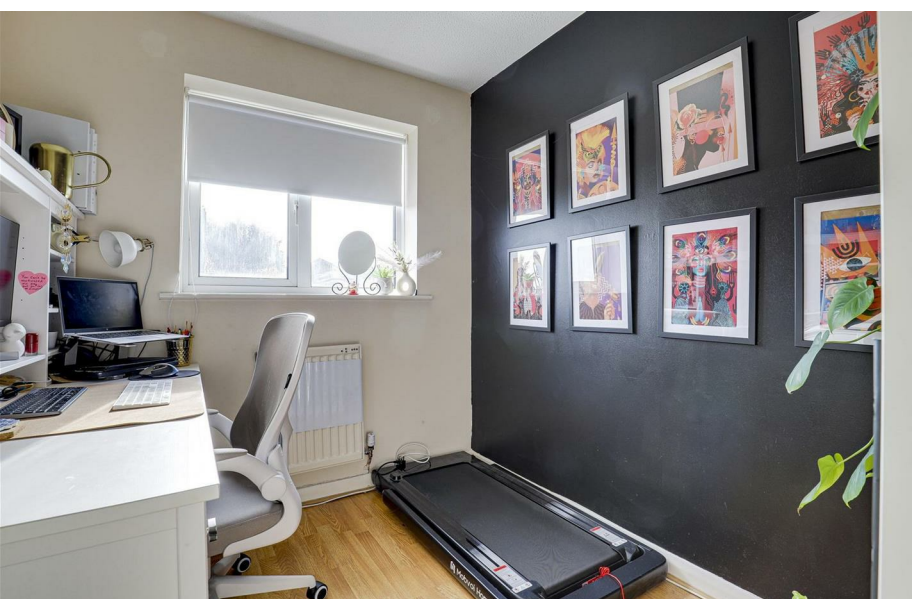
## WELL PRESENTED DETACHED HOME...

Nestled in a sought-after location, this well presented three-bedroom detached home offers deceptively spacious accommodation, making it ideal for those looking to move straight in. The ground floor boasts an entrance hall, a convenient W/C, a generous lounge diner perfect for entertaining, a modern fitted kitchen, and a bright conservatory that opens onto the private north-facing rear garden. The first floor comprises three well-proportioned bedrooms, a contemporary three-piece bathroom suite, and access to a boarded loft for additional storage. Externally, the property benefits from a driveway to the front with space for two vehicles, a garage for secure parking, and plenty of on-street parking available. The well-maintained private rear garden features patio areas and a well-kept lawn, providing the perfect space to relax. Additionally, the home features a built-in alarm system for added security. Situated within close proximity to a range of local amenities, excellent transport links, and great schools, this fantastic home is not to be missed.

## MUST BE VIEWED







- Detached House
- Three Bedrooms
- Spacious Reception Room
- Modern Fitted Kitchen
- Conservatory
- Ground Floor W/C
- Three Piece Bathroom Suite
- Double Driveway & Garage
- Private North-Facing Rear Garden
- Must Be Viewed











GROUND FLOOR

Entrance Hall

The entrance hall has wood-effect flooring, a dado rail, coving and a single UPVC door providing access into the accommodation.

W/C

This space has a low level flush W/C, a wall-mounted wash basin with a tiled splashback, wood-effect flooring and an extractor fan.

Lounge Diner

23'3" max x 15'1" max (7.09m max x 4.60m max)  
The lounge diner has a UPVC double-glazed window to the front elevation, wood-effect flooring, carpeted stairs, an under the stairs cupboard, a feature fireplace with a decorative surround, radiators, a dado rail, coving and UPVC double French doors providing access out to the garden.

Kitchen

8'0" x 7'10" (2.44m x 2.39m)  
The kitchen has a range of fitted base and wall units with worktops, an integrated oven, a hob with an extractor hood, an inset stainless steel sink with draining grooves and a swan neck mixer tap, space for a fridge-freezer, tiled flooring, partially tiled walls, a radiator, a UPVC double-glazed window to the rear elevation and a single UPVC door providing access into the conservatory.

Conservatory

14'0" x 9'0" (4.27m x 2.74m)  
The conservatory has double-glazed windows to the rear and side elevations, tiled flooring, space and plumbing for a washing machine and tumble dryer, a polycarbonate roof and double French doors providing access out to the garden.

Garage

16'4" x 8'0" (4.98m x 2.44m)  
The garage has power points, lighting, a single door and an up and over garage door.

FIRST FLOOR

Landing

The landing has a UPVC double-glazed window to the side elevation, carpeted flooring, a radiator, a dado rail, a built-in cupboard, access into the boarded loft and provides access to the first floor accommodation.

Master Bedroom

11'3" x 7'11" (3.43m x 2.41m)  
The main bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring and a radiator.

Bedroom Two

9'10" x 7'11" (3.00m x 2.41m)  
The second bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator and fitted floor to ceiling wardrobes.

Bedroom Three

7'10" x 6'11" (2.39m x 2.11m)  
The third bedroom has a UPVC double-glazed window to the rear elevation, wood-effect flooring and a radiator.

Bathroom

6'3" x 5'4" (1.91m x 1.63m)  
The bathroom has a low level flush W/C, a wash basin with fitted storage, a fitted panelled bath with a mains-fed shower, herringbone flooring, partially tiled walls, a heated towel rail, an electric shaving point, recessed spotlights, an extractor fan and a UPVC double-glazed window to the front elevation.

OUTSIDE

Front

To the front is a double driveway, on street parking and a single wooden gate providing rear access.

Rear

To the rear is a private east-facing garden with a fence panelled boundary, two patio areas, an outdoor tap, a lawn, various plants and slate chippings.

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed) 220 Mbps (Highest available upload speed)
- Phone Signal – All 4G & 5G, some 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

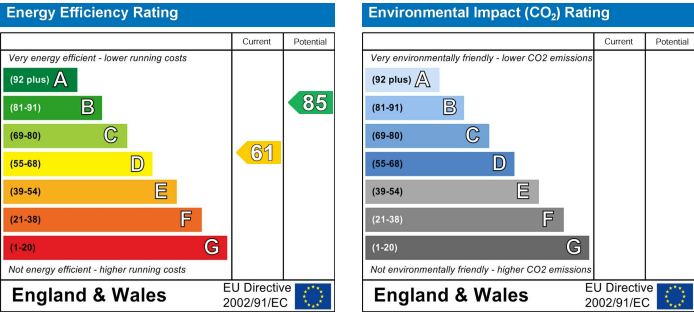
Council Tax Band Rating - Nottingham City Council - Band C  
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

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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