

HoldenCopley

PREPARE TO BE MOVED

Maidens Dale, Arnold, Nottinghamshire NG5 8LP

£260,000

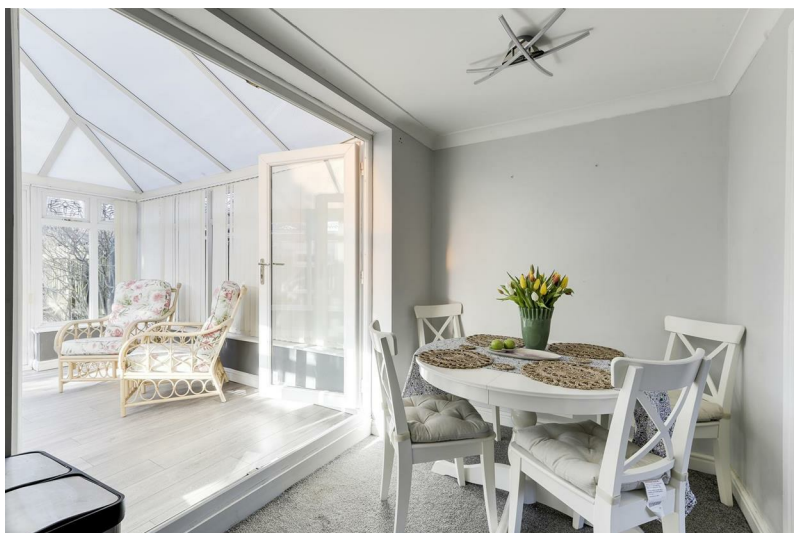
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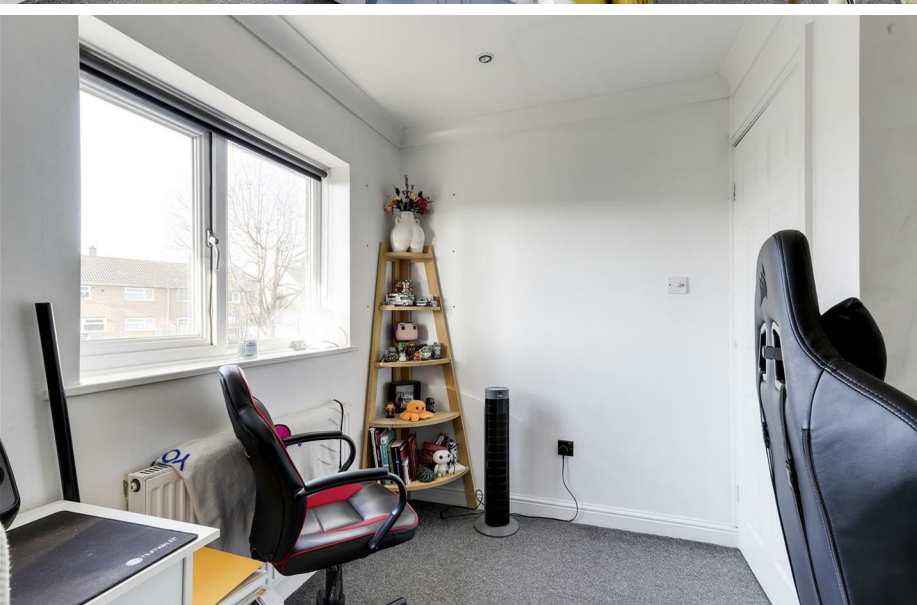
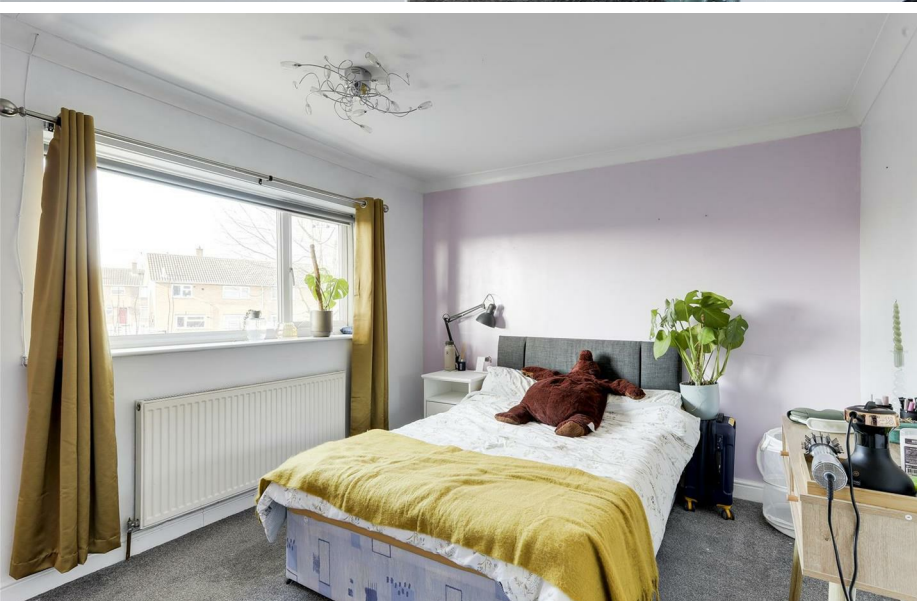


LOCATION, LOCATION, LOCATION...

This beautifully presented three-bedroom semi-detached home offers spacious accommodation throughout, making it an ideal choice for a range of buyers. Perfectly positioned just moments from Arnold High Street, it benefits from a variety of shops, cafés, and excellent transport links into the City Centre. Upon entering, the welcoming hallway leads to a convenient W/C and a bay-fronted living room with a cosy log-burning stove, providing a bright and comfortable space to relax. The dining room seamlessly flows into the modern fitted kitchen, creating an open-plan layout ideal for entertaining. To the rear, a large versatile conservatory offers additional living space, perfect as a family room, home office, or dining area. Upstairs, the property boasts three well-proportioned bedrooms, all serviced by a stylish bathroom suite. Outside, the front of the property features a driveway with ample parking for multiple vehicles. To the rear, a private south-facing garden enjoys a patio area and a well-maintained lawn, offering the perfect setting for outdoor dining and relaxation.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Spacious Living Room With Log-Burning Stove
- Open Plan Kitchen & Dining Room
- Conservatory
- Ground Floor WC
- Fully Tiled Bathroom Suite
- Driveway For Multiple Cars
- Private Enclosed South-Facing Garden
- Must Be Viewed





GROUND FLOOR

Entrance Hall

11'1" x 6'4" (3.39 x 1.95)
The entrance hall has wood-effect flooring, carpeted stairs with decorative wooden spindles, a column radiator, an in-built under stair cupboard, a wall-mounted Google NEST thermostat, coving to the ceiling, and a single composite door providing access into the accommodation.

WC

4'10" x 4'5" (1.48 x 1.36)
This space has a concealed dual flush WC, a wash basin with fitted storage underneath, wood-effect flooring, a dado rail, coving to the ceiling, and a UPVC double-glazed obscure window to the front elevation.

Living Room

14'0" x 11'9" (4.29 x 3.60)
The living room has a UPVC double-glazed bow window to the front elevation, carpeted flooring, coving to the ceiling, a recessed chimney breast alcove with a fireplace and display shelves, a TV point, a radiator, and open access into the dining room.

Dining Room

8'9" x 6'1" (2.69 x 1.86)
The dining room has carpeted flooring, a vertical radiator, coving to the ceiling, and double French doors opening out to the conservatory. Additionally, there is open access into the kitchen.

Kitchen

12'11" x 8'7" (3.95 x 2.62)
The kitchen has a range of fitted handleless base and wall units with worktops, a composite sink and a half with a mono mixer tap and drainer, an integrated oven with a gas hob, splashback and extractor fan, an integrated fridge freezer, space and plumbing for a washing machine and a dishwasher, tiled flooring, coving to the ceiling, recessed spotlights, and a UPVC double-glazed window to the rear elevation.

Conservatory

13'3" x 11'6" (4.05 x 3.52)
The conservatory has wood-effect flooring, a polycarbonate roof, a range of UPVC double-glazed windows to the side and rear elevation, and double French doors opening out to the rear garden.

FIRST FLOOR

Landing

8'5" x 3'1" (2.57 x 0.94)
The landing has a UPVC double-glazed window to the side elevation, carpeted flooring, coving to the ceiling, a dado rail, access to the loft, and provides access to the first floor accommodation.

Master Bedroom

11'9" x 10'1" (3.60 x 3.08)
The main bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, and in-built wardrobes with overhead storage cupboards.

Bedroom Two

11'7" x 10'1" (3.54 x 3.08)
The second bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, and coving to the ceiling.

Bedroom Three

9'11" x 8'7" (3.04 x 2.64)
The third bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, recessed spotlights, and coving to the ceiling.

Bathroom

7'11" x 4'9" (2.42 x 1.47)
The bathroom has a low level dual flush WC, a wall-hung wash basin, a panelled bath with an overhead rainfall shower, wall-mounted fixtures and a glass shower screen, floor-to-ceiling tiles, a chrome heated towel rail, recessed spotlights, and a UPVC double-glazed obscure window to the front elevation.

OUTSIDE

Front

To the front of the property is a block-paved driveway for three cars and gated access to the rear garden.

Rear

To the rear of the property is a private enclosed garden with a lawn, a patio area, courtesy lighting, a log store, a range of plants and shrubs, and fence panelled boundaries.

ADDITIONAL INFORMATION

- Broadband Networks - Virgin Media, Openreach
- Broadband Speed - Ultrafast available - 1000 Mbps (download) 100 Mbps (upload)
- Phone Signal – good 4G coverage / some good 5G coverage
- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years+
- Flood Risk Area - Medium risk for surface water / very low risk for rivers & sea
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues – No

DISCLAIMER

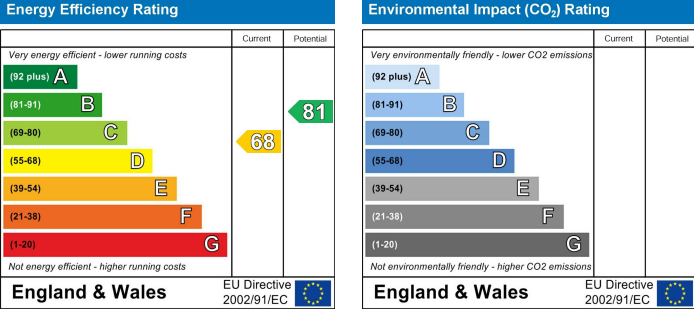
Council Tax Band Rating - Gedling Borough Council - Band A
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

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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