

HoldenCopley

PREPARE TO BE MOVED

Kingswell Road, Arnold, Nottinghamshire NG5 6NP

Guide Price £320,000

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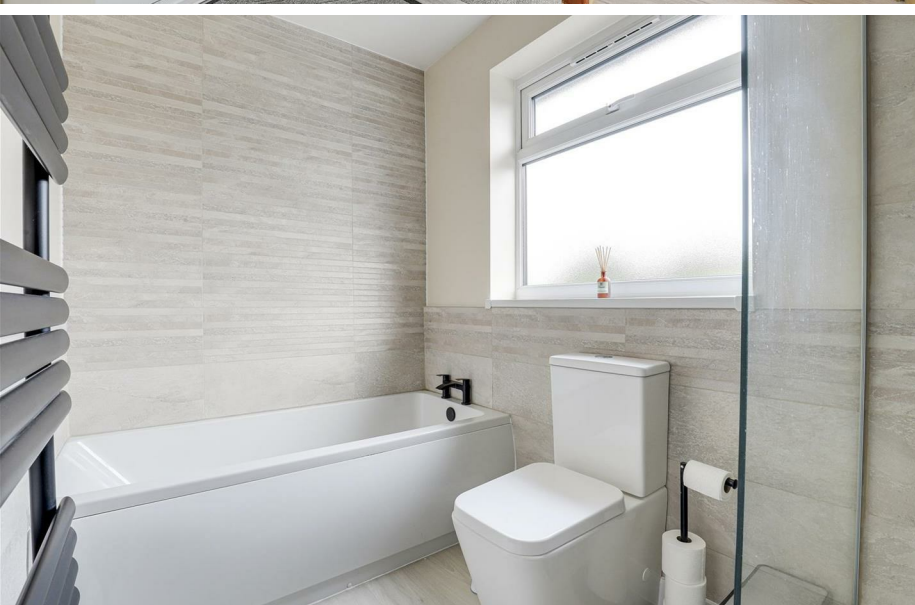
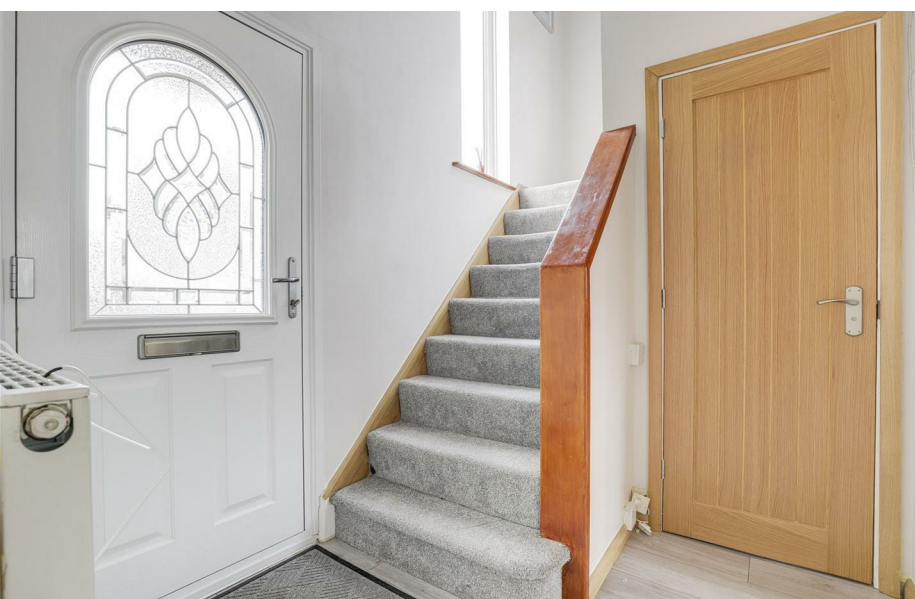
GUIDE PRICE £320,000 - £340,000

DETACHED HOUSE...

This well-presented three-bedroom detached home is perfect for a growing family, offering generous living space and a fantastic location with excellent access to a range of shops, schools, and transport links, and benefits from ring cameras and lights on the front and side of the house. Upon entering, you are welcomed by a bright entrance hall leading to a convenient ground-floor W/C. The spacious living room features sliding patio doors that open into a lovely conservatory, which in turn offers double French doors leading to the rear garden creating the perfect space for indoor-outdoor living. The property also boasts a well-appointed fitted kitchen. Upstairs, there are three well-proportioned bedrooms, complemented by a good-sized four-piece family bathroom suite. Externally, the home benefits from a driveway to the front with double-gated side access leading to the rear garden. The enclosed rear garden is designed for easy maintenance and outdoor enjoyment, featuring a patio area, a decked seating space, a gravelled section, and a fenced boundary. Additionally, there is access to the garage for extra storage or parking.

MUST BE VIEWED





- Detached House
- Three Bedrooms
- Spacious Living Room
- Conservatory
- Fitted Kitchen
- Four-Piece Bathroom Suite & Ground Floor W/C,
- Garage & Driveway
- Enclosed Rear Garden
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

The entrance hall has laminate flooring, carpeted stairs, a radiator, and a UPVC double glazed door providing access into the accommodation.

W/C

This space has a UPVC double glazed obscure window to the side elevation, a low level flush W/C, a wall-mounted wash basin with a tiled splash back, coving to the ceiling, and laminate flooring.

Living Room

22'4" x 11'10" (6.81m x 3.62m)

The living room has a UPVC double glazed window to the front elevation, a radiator, a feature fire place with a decorative surround, a TV point, coving to the ceiling, two ceiling rose, and sliding patio doors opening to the conservatory.

Conservatory

10'11" x 10'0" (3.33m x 3.06m)

The conservatory has tiled flooring, a UPVC double glazed surround, and double French doors opening to the rear garden.

Kitchen

12'10" x 9'2" (3.92m x 2.80m)

The kitchen has a range of fitted base and wall units with solid wood worktop, an undermounted sin and half with a mixer tap, an Integrated: double dual oven, a gas ring hob and extractor fan, an integrated dishwasher, an integrated fridge, freezer, an integrated microwave, space and plumbing for a washing machine, space for a dining table, coving to the ceiling, a radiator, tiled splash back laminate flooring, two UPVC double glazed window to the side and rear elevation, and a UPVC door providing access to the rear garden.

FIRST FLOOR

Landing

The landing has two UPVC double glazed obscure windows to the front and side elevation, coving to the ceiling, and access to the first floor accommodation.

Bedroom One

12'11" x 10'3" (3.96m x 3.13m)

The first bedroom has a UPVC double glazed window to the rear elevation, a radiator, coving to the ceiling, and carpeted flooring.

Bedroom Two

12'0" x 8'11" (3.66m x 2.74m)

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

Bedroom Three

7'2" x 6'0" (2.20m x 1.83m)

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

Bathroom

10'7" x 9'6" (3.25m x 2.90m)

The bathroom has a UPVC double glazed obscure window to the rear elevation, a low level flush W/C, a vanity-style wash basin, a panelled bath, a walk-in shower enclosure with a wall mounted rainfall and handheld shower fixture, a heated towel rail, recessed spotlights, access into the boarded loft with lighting, partially tiled walls, and laminate flooring.

OUTSIDE

Front

To the front of the property is a driveway, and double gated access to the rear garden.

Rear

To the rear of the property is an enclosed rear garden with a patio area, a decked seating area, a gravelled area, a fence panelled boundary, and access into the garage.

Garage

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

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 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.

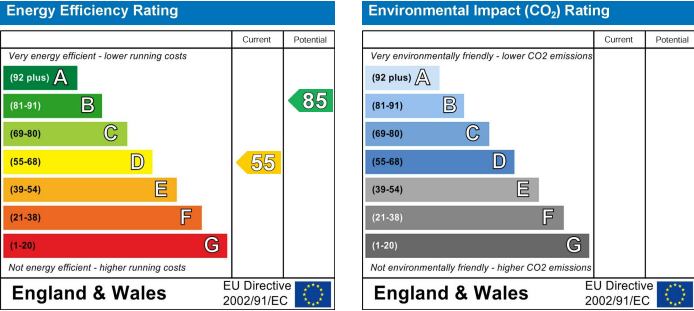
The vendor has advised the following:

Property Tenure is Freehold

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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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