

# HoldenCopley

PREPARE TO BE MOVED

Deer Park Drive, Arnold, Nottinghamshire NG5 8SA

---

Guide Price £310,000 - £340,000

Deer Park Drive, Arnold, Nottinghamshire NG5 8SA



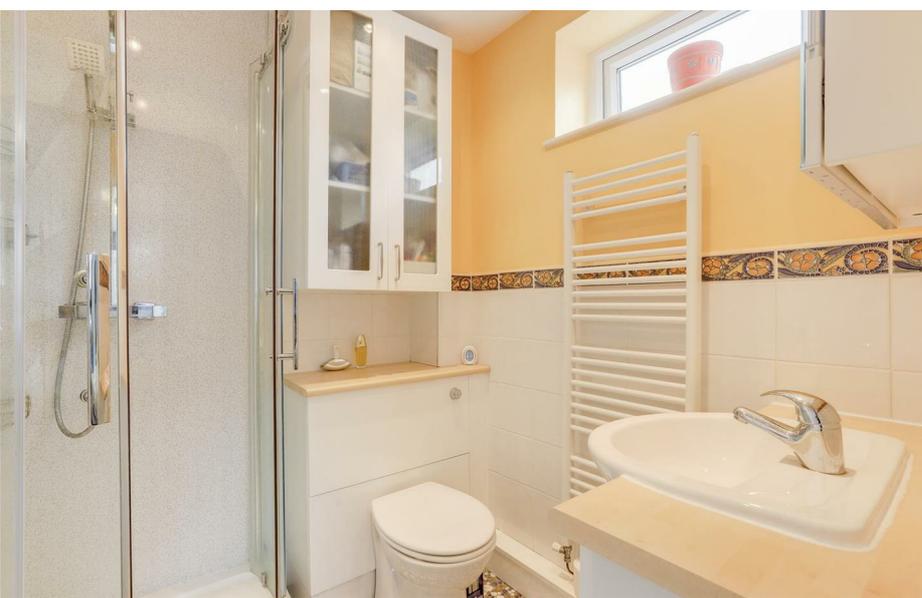
GUIDE PRICE £310,000 - £330,000

THE PERFECT FAMILY HOME...

Situated at the end of a quiet cul-de-sac in a sought-after location, this well-presented four-bedroom detached home offers spacious accommodation ideal for a growing family. The property benefits from modern fixtures and fittings, including electric underfloor heating, leased solar panels, and a NEST heating system controllable via an app, and cavity wall insulation, ensuring both comfort and energy efficiency. Upon entering, the welcoming entrance hall leads to a ground-floor WC, a spacious living room featuring a modern fireplace, and a stylish kitchen diner fitted with a range of integrated appliances. A separate utility room provides additional convenience, while a versatile office space completes the ground floor. The first floor boasts four generously sized bedrooms, all offering ample storage, with the master bedroom further enhanced by a private en-suite. A contemporary family bathroom serves the additional bedrooms. Externally, the property offers off-road parking via a driveway to the front, while the well-maintained rear garden features two ponds connected by a stream, multiple seating areas, a shed, and access to an outdoor store room. Conveniently located close to local amenities, excellent school catchments, shops, Bestwood Country Park, and major transport links to the City Hospital and City Centre, this fantastic family home effortlessly blends modern comfort with practicality.

MUST BE VIEWED





- Detached House With Solar Panels
- Four Bedrooms
- Living Room With Feature Fireplace
- Fitted Kitchen Diner With Integrated Appliances
- Utility & WC
- Electric Underfloor Heating
- Bathroom & En-Suite
- Driveway
- Well-Maintained Garden Featuring Pond Stream & Outdoor Storage
- Quiet Cul-De-Sac Location





## GROUND FLOOR

### Entrance Hall

7'6" x 5'8" (max) (2.29m x 1.74m (max))

The entrance hall has laminate flooring, carpeted stairs, coving to the ceiling, a radiator, UPVC double-glazed obscure windows to the front elevation, and a single composite door providing access into the accommodation.

### W/C

5'7" x 4'11" (1.71m x 1.51m )

This space has a concealed dual flush WC combined with a sunken wash basin and fitted storage, a wall-mounted LED mirrored cabinet, a chrome heated towel rail, tiled flooring, tiled splashback, and a UPVC double-glazed obscure window to the front elevation.

### Living Room

18'1" x 12'7" (max) (5.53m x 3.86m (max))

The living room has laminate flooring, a TV point, a Portuguese Limestone feature fireplace with a marble hearth, coving to the ceiling, an in-built under-stair cupboard, and a sliding patio door opening out to the rear garden.

### Kitchen/Diner

24'2" x 9'10" (7.38m x 3.01m )

The kitchen has a range of fitted base and wall units with rolled-edge laminate worktops and a breakfast bar, display cabinets and a cupboard with a tambour door, under-cabinet lighting, a stainless steel sink and a half with a mixer tap and drainer, an integrated dishwasher, an integrated double oven, a five-ring gas hob with an extractor hood, an integrated fridge, tiled flooring electric underfloor heating, tiled splashback, an open plan dining area, a radiator, a UPVC double-glazed window with a fitted window seat to the front elevation, and a UPVC double-glazed window to the rear elevation.

### Utility Room

7'10" x 6'11" (2.41m x 2.12m )

The utility room has fitted base and wall units with rolled-edge laminate worktops, tiled splashback, space and plumbing for a washing machine, space for a tumble-dryer, space for a fridge freezer, a Worcester combi-boiler, tiled flooring with electric underfloor heating, a UPVC double-glazed window to the rear elevation, and a single UPVC door providing side access.

### Office

12'9" x 7'11" (3.89m x 2.43m )

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

## FIRST FLOOR

### Landing

10'4" x 10'2" (max) (3.17m x 3.10m (max))

The landing has carpeted flooring, a storage cupboard, and provides access to the first floor accommodation. Additionally, there is access to the boarded loft with lighting via the drop-down ladder.

### Storage Cupboard

2'5" x 2'1" (0.76m x 0.66m )

### Bedroom One

11'8" x 10'0" (3.56m x 3.06m )

The first bedroom has a UPVC double-glazed bow window to the front elevation, carpeted flooring, a radiator, a TV point, an in-built mirrored sliding door wardrobe, a range of fitted furniture including wardrobes, over-the-bed storage cupboards and bedside units. Additionally, there is access into the en-suite.

### In-Built Wardrobe

5'6" x 1'8" (1.68m x 0.51m )

### En-Suite

5'10" x 5'10" (1.78m x 1.78m )

The en-suite has a concealed flush WC, a sunken wash basin with fitted storage underneath, a wall-mounted mirrored cabinet, a corner fitted shower enclosure with a twin-rainfall mains-fed shower, tiled and waterproof splashback, tiled flooring, a heated towel rail, recessed spotlights, and a UPVC double-glazed obscure window to the side elevation.

### Bedroom Two

10'5" x 9'7" (max) (3.20m x 2.93m (max))

The second bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, a TV point, and an in-built mirrored sliding door wardrobe.

### In-Built Wardrobe

5'6" x 1'6" (1.68m x 0.48m )

### Bedroom Three

10'9" x 6'8" (max) (3.29m x 2.05m (max))

The third bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, a TV point, and an in-built wardrobe.

### In-Built Wardrobe

3'6" x 2'5" (1.08m x 0.76m )

### Bedroom Four

7'9" x 7'3" (2.38m x 2.22m )

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

### Bathroom

8'5" x 7'9" (max) (2.59m x 2.37m (max))

The bathroom has a concealed flush WC combined with a sunken wash basin, fitted storage and recessed spotlights, an 'L' shaped double-ended bath with a twin-rainfall mains-fed shower and a shower screen, tiled flooring, partially tiled walls, a chrome heated towel rail, and a UPVC double-glazed obscure window to the rear elevation.

## OUTSIDE

### Front

To the front of the property is a driveway, a lawned area with various plants, an outdoor tap with an isolation valve in the WC, and gated access to the side and rear garden.

### Rear

The enclosed rear garden features a block-paved patio, steps leading to an additional patio area, a lawn, a rockery, and two ponds connected by a stream. It also includes an outdoor tap, external lighting, a timber-built shed, various garden furniture, an array of plants and shrubs, and fenced boundaries for added privacy. There is also access to an outdoor store room.

### Outdoor Store Room

8'7" x 6'3" (2.64m x 1.92m )

This space has power points, lighting and benefits from loft access to space above the store room and office space.

## ADDITIONAL INFORMATION

Broadband Networks - Virgin Media, Openreach

Broadband Speed - Ultrafast available - 1800 Mbps (download) 220 Mbps (upload)

Phone Signal - Good 4G / 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 - Very low risk

Non-Standard Construction - No

Any Legal Restrictions - No

Other Material Issues - No

Solar Panel Information: This property has leased solar panels, which are supplied, maintained, and insured by the provider at no cost to the homeowner. The homeowner benefits from any electricity generated, and after 14 years, full ownership of the system will transfer to them. The system has an expected lifespan of 40+ years.

## DISCLAIMER

Council Tax Band Rating - Nottingham City 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 licence 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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](mailto:info@holdencopley.co.uk)

[www.holdencopley.co.uk](http://www.holdencopley.co.uk)