

# HoldenCopley

PREPARE TO BE MOVED

Duke Street, Arnold, Nottinghamshire NG5 6GP

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£275,000



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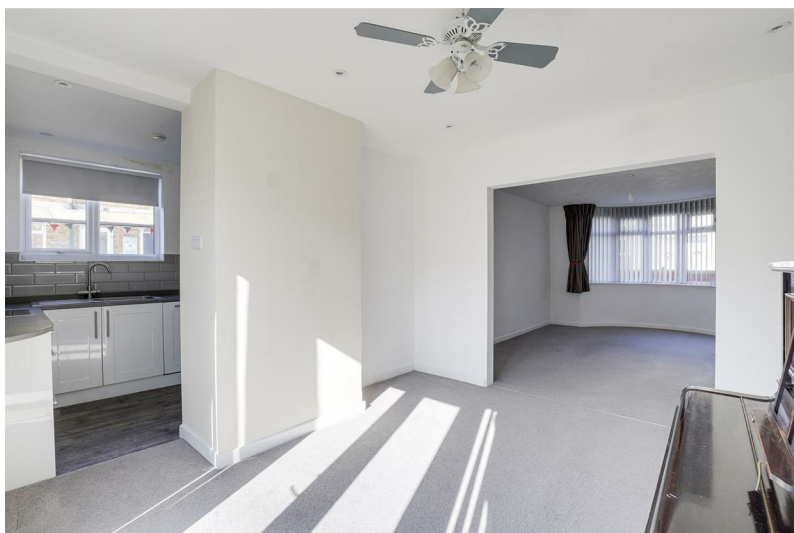
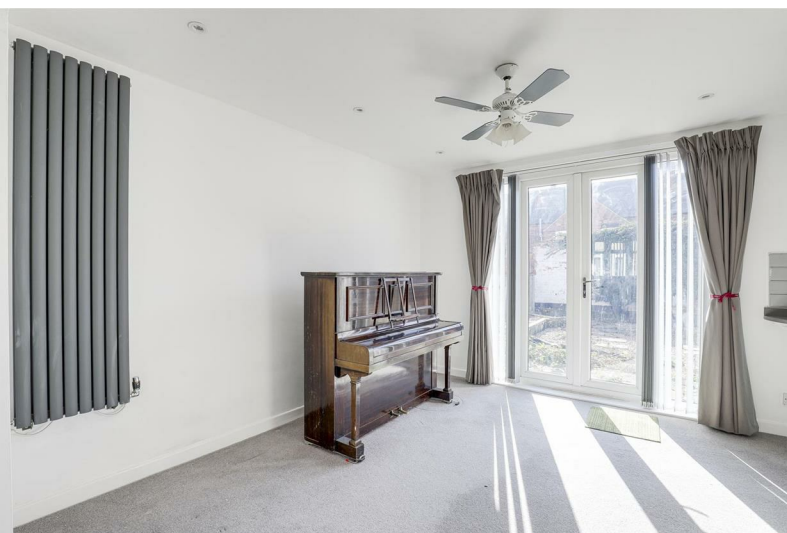


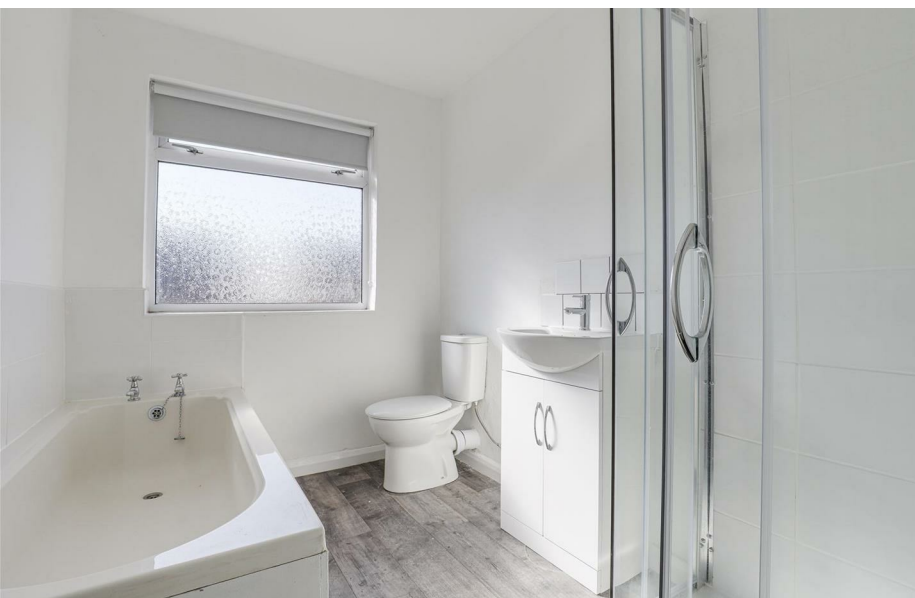


NO UPWARD CHAIN...

Nestled in a highly desirable location, this spacious detached house is perfect for a growing family, offering convenience and comfort with excellent schools, shops, and a variety of local amenities just a short distance away. With superb transport links nearby, commuting and travel are made easy. Upon arrival, the property welcomes you with a porch leading into a bright and inviting entrance hall. From here, you step into the spacious living room, which is bathed in natural light from a large bay window. The living room seamlessly connects to the dining room, which provides ample space for family meals and gatherings. A set of doors from the dining area offers direct access to the rear garden, allowing for effortless indoor-outdoor living. Open to the dining room is the well-appointed fitted kitchen, designed for both practicality and style, with ample storage and workspace. Moving upstairs, the first floor presents two generously sized double bedrooms, with the main bedroom benefiting from another large bay window that enhances the sense of space and natural light. A third, smaller bedroom provides flexibility, making it ideal as a child's bedroom, nursery, or even a home office. The modern four-piece bathroom suite serves the household with style and functionality. Externally, the property offers both front and rear outdoor spaces. To the front, a gravelled area adds character, while a driveway provides off-road parking and leads to a garage. Gated side access allows entry to the rear garden, which is designed for low maintenance, offering a peaceful and private outdoor retreat. The garden also provides access to the garage and is enclosed by a fence-panelled boundary, ensuring security and seclusion.

MUST BE VIEWED





- Detached House
- Three Bedrooms
- Living Room
- Dining Room
- Fitted Kitchen
- Four-Piece Bathroom Suite
- Garage & Driveway
- Enclosed Rear Garden
- Popular Location
- Must Be Viewed











GROUND FLOOR

Porch

The porch has a UPVC double glazed obscure window to the front elevation, carpeted flooring, and a UPVC door opening to the front garden.

Entrance Hall

The entrance hall has carpeted flooring, an in-built cupboard, an understairs cupboard, covering to the ceiling, a radiator, a window to the front elevation, and a door providing access into the accommodation.

Living Room

16'2" into bay x 11'11" (4.94m into bay x 3.64m)

The living room has a UPVC double glazed bay window to the front elevation, a vertical radiator, carpeted flooring, and open access into the dining room.

Dining Room

12'2" x 11'10" (3.71m x 3.63m)

The dining room has carpeted flooring, a vertical radiator, recessed spotlights, UPVC double glazed windows to the rear elevation, double French doors opening to the rear garden, and open access into the kitchen.

Kitchen

8'8" x 6'3" (2.66m x 1.93m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with a swan neck mixer tap and drainer, an integrated oven, ceramic hob and extractor fan, space and plumbing for a washing machine, an in-built cupboard, recessed spotlights, tiled splash back, wood-effect flooring, and a UPVC double glazed window to the rear elevation.

FIRST FLOOR

Landing

The landing has a UPVC double glazed obscure window to the side elevation, carpeted flooring, access into the loft, and access to the first floor accommodation.

Bedroom One

16'7" into bay x 11'11" (5.07m into bay x 3.64m)

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

Bedroom Two

12'2" x 11'11" (3.72m x 3.64m)

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

Bedroom Three

8'0" x 6'4" (2.44m x 1.95m)

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

Bathroom

8'8" x 6'5" (2.65m x 1.97m)

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 shower enclosure with a wall-mounted electric fixture, a chrome heated towel rail, partially tiled walls, and wood-effect flooring.

OUTSIDE

Front

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

GARAGE

The garage has ample storage, and an up-and-over door.

Rear

To the rear of the property is a low-maintenance garden , with access to the garage, and a fence panelled boundary.

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 & 5G - Some coverage of 3G

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 G

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:

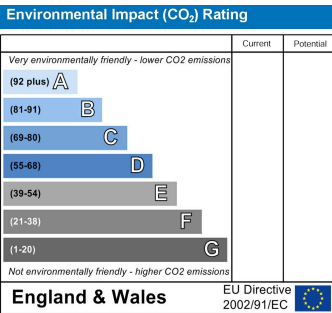
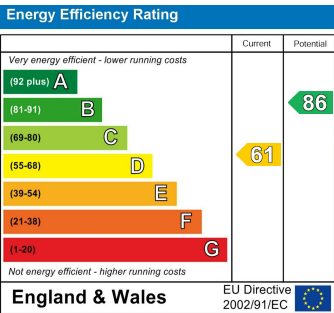
Property Tenure is Freehold

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 information will be confirmed by your solicitor via the management pack and Landlord pack where applicable. We strongly recommended that you contact your solicitor before entering into negotiations to confirm the accuracy of information.

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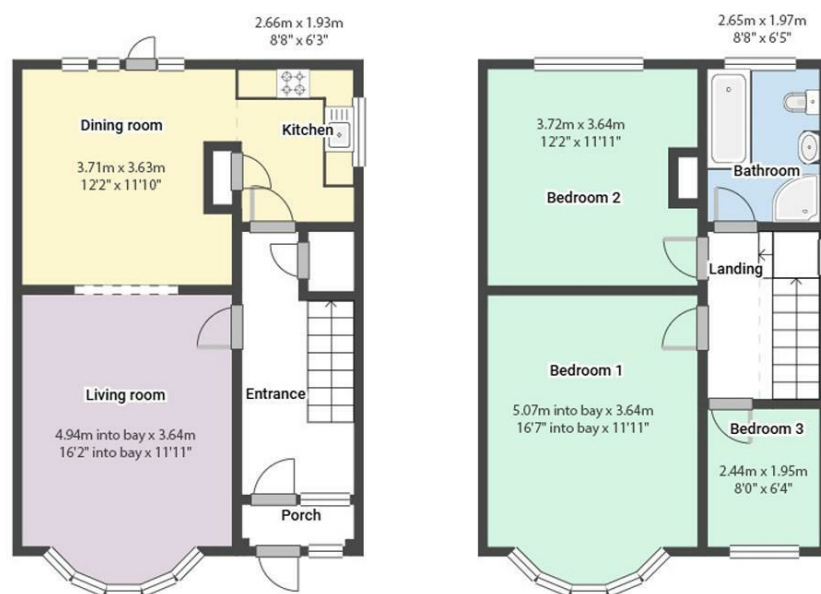
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or 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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# Duke Street, Arnold, Nottinghamshire NG5 6QP

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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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