

# HoldenCopley

PREPARE TO BE MOVED

Middlebeck Avenue, Arnold, Nottinghamshire NG5 8AN

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£625,000



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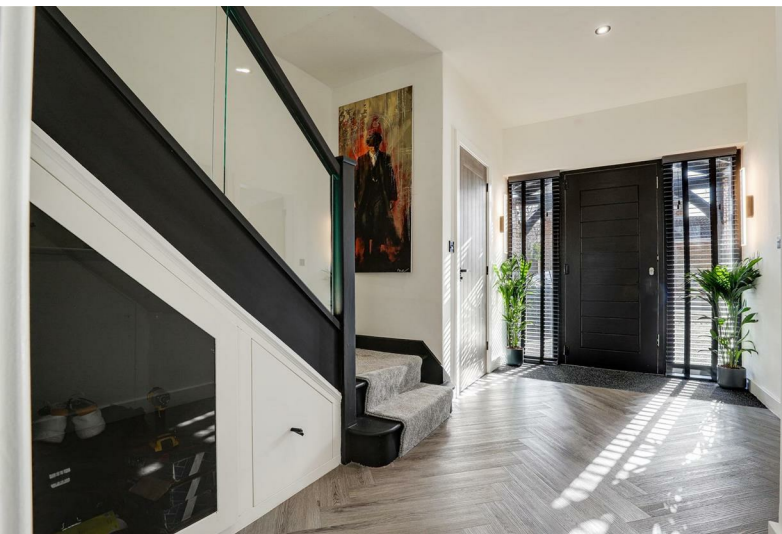




## PREPARE TO BE IMPRESSED...

Recently renovated to an exceptional standard, this stunning detached home offers a perfect blend of contemporary design and high-quality finishes, making it an ideal choice for buyers seeking modern living close to excellent local amenities. Internally, a welcoming entrance hall showcases a feature glazed balustrade staircase, while a convenient WC adds practicality. The lounge is a sophisticated yet cozy retreat, boasting a feature paneled wall and bi-fold doors opening to the rear garden, flooding the space with natural light. The open-plan dining kitchen is a standout feature, complete with a central island offering breakfast bar seating, quartz worktops, and a range of integrated appliances. A separate utility space provides additional convenience, while a versatile snug/cinema room offers flexible use as a formal dining room or additional reception space. The first floor hosts four double bedrooms, including a luxurious principal suite with a fully tiled en-suite shower room, featuring a walk-in mains-fed shower. The stylish family bathroom is beautifully designed, incorporating a freestanding roll-top bath and a walk-in shower cubicle with a rainfall showerhead. Externally, the property is positioned at the end of a small cul-de-sac, offering privacy and a peaceful setting. A tarmac driveway provides ample off-road parking, while the enclosed rear garden benefits from a lawn and raised decking area, perfect for outdoor entertaining. A standout addition is the home gym, complete with an adjoining sauna and shower room, offering a dedicated space for relaxation and well-being.

## MUST BE VIEWED







- Fully Renovated Detached Family Home
- Four Double Bedrooms
- Two Reception Rooms
- Stylish Fitted Breakfast Kitchen With Integrated Appliances
- Utility & WC
- Modern Bathroom & En-Suite
- Ample Off-Road Parking
- Garden With Raised Decking Area
- Separate Gym / Sauna & Shower
- CCTV System Included











GROUND FLOOR

Entrance Hall

10'0" x 13'8" (3.06m x 4.19m)

The entrance hall has parquet-style LVT flooring, a wooden staircase with carpeted stairs and a glass panelled balustrade, an in-built under-stair cupboard, recessed spotlights, a vertical radiator, and two aluminium double-glazed windows flanking a single composite door providing access into the accommodation.

WC

2'11" x 4'10" (0.89m x 1.49m)

This space has a concealed flush WC, a wash basin with fitted storage underneath, parquet style LVT flooring, partially tiled walls, recessed spotlights, and an aluminium double-glazed window to the front elevation.

Living Room

11'7" x 26'8" (3.55m x 8.14m)

The living room has aluminium double-glazed windows to the front and side elevation, parquet-style LVT flooring, a radiator, recessed spotlights, a TV point, a recessed wall alcove with an inset log-burner, tiled hearth and a panelled feature wall, and bi-folding doors opening out to the rear garden.

Breakfast Kitchen

19'9" x 12'1" (6.03m x 3.69m )

The kitchen has a range of fitted handleless base and wall units with Quartz worktops and splashback, a feature breakfast bar island, an undermount sink with a Quooker black tap, an integrated oven with a gas hob and hanging black cooker hood, an integrated dishwasher, space for an American-style fridge freezer, plinth lighting, parquet-style LVT flooring, recessed spotlights, a vertical radiator, aluminium double-glazed windows to the side and rear elevation, and a bi-folding door opening out to the garden.

Utility

3'10" x 4'3" (1.19m x 1.32m)

The utility has space and plumbing for a washing machine and tumble-dryer stacked, parquet-style LVT flooring, and a singular spotlight.

Snug

17'8" x 8'7" (5.39m x 2.62m)

This versatile space, which is currently being utilised as a cinema room, has an aluminium double-glazed window to the front elevation, parquet-style LVT flooring, recessed spotlights, a column radiator, and a TV point.

FIRST FLOOR

Landing

10'0" x 13'7" (3.06m x 4.16m)

The landing has carpeted flooring, recessed spotlights, access to the loft with lighting via a drop-down ladder, and provides access to the first floor accommodation.

Bedroom One

17'10" x 8'7" (5.44m x 2.64m)

The first bedroom has an aluminium double-glazed window to the front elevation, carpeted flooring, a column radiator, recessed spotlights, and access into the en-suite.

En-Suite

7'2" x 5'5" (2.19m x 2.58m)

The en-suite has a concealed dual flush WC, a countertop wash basin with fitted storage underneath, a walk-in shower enclosure with an overhead rainfall shower head and a handheld shower head, a gold heated towel rail, floor-to-ceiling tiles, a skylight window, recessed spotlights, an extractor fan, and an aluminium double-glazed obscure window to the rear elevation.

Bedroom Two

11'7" x 16'9" (3.55m x 5.12m)

The second bedroom has aluminium double-glazed windows to the front and side elevation, carpeted flooring, two column radiators, and recessed spotlights.

Bedroom Three

11'7" x 8'11" (3.54m x 2.72m)

The third bedroom has aluminium double-glazed windows to the side and rear elevation, carpeted flooring, a column radiator, and recessed spotlights.

Bedroom Four

10'0" x 8'11" (3.05m x 2.74m)

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

Bathroom

9'11" x 8'2" (3.04m x 2.49m)

The bathroom has a concealed dual flush WC, a vanity unit wash basin, a freestanding slipper bath with central wall-mounted taps, a walk-in shower enclosure with an overhead rainfall shower and a handheld shower head, floor-to-ceiling tiles, recessed spotlights, an extractor fan, a column radiator, and an aluminium double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a tarmac driveway providing off-road parking for multiple cars and gated access to the side and rear garden.

Rear

To the rear of the property is a private enclosed garden with a raised decking area, external lighting, a lawn, access into the gym and sauna room, and a combination of fence panelling and hedged boundaries,

Shower / Sauna

6'9" x 6'11" (2.08m x 2.13m)

The space features a high-quality wooden infrared sauna, complete with glass doors, integrated LED lighting, and a digital control panel for easy temperature adjustments. Inside, the sauna is fitted with wooden slatted benches and infrared heating panels. Adjacent to the sauna, the walk-in shower boasts a rainfall showerhead and wall-mounted controls, set against large-format tiled walls and recessed spotlights.

Gym

20'8" x 10'4" (6.32m x 3.16m)

The gym has wood-effect flooring, exposed beams on the ceiling, a double-glazed window, and double doors opening out onto the decking.

ADDITIONAL INFORMATION

Broadband Networks - Openreach, Virgin Media

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 –

DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band D

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.

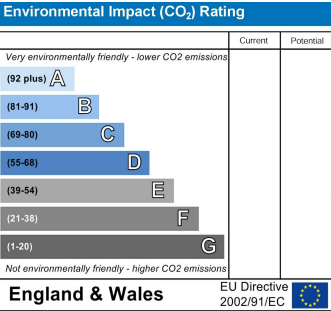
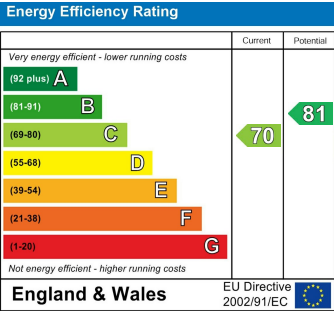
The vendor has advised the following:

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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