

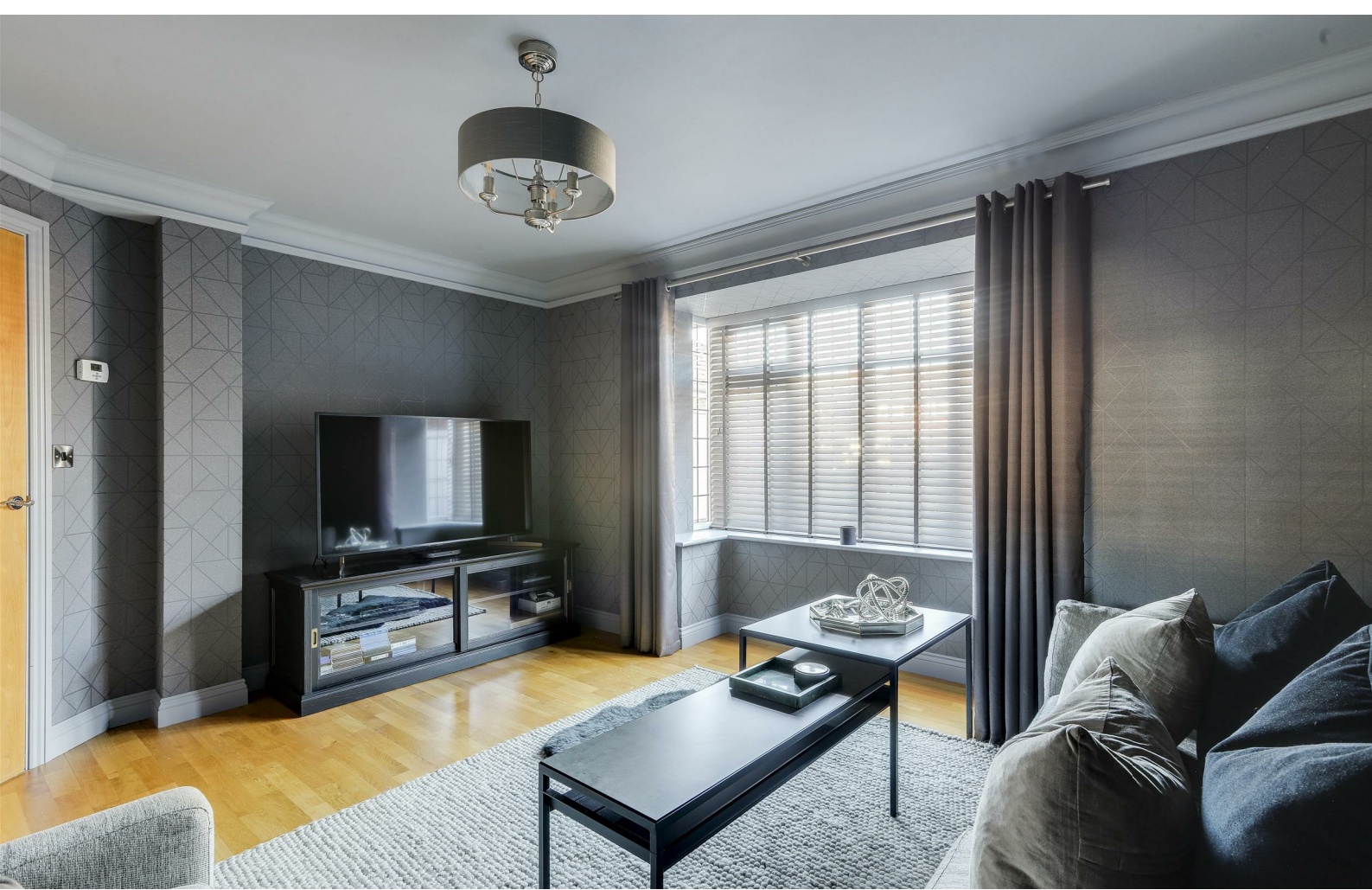
HoldenCopley

PREPARE TO BE MOVED

Ramsey Drive, Arnold, Nottinghamshire NG5 6SD

Guide Price £850,000 - £925,000

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DETACHED FAMILY HOME...

Welcome to this executive detached family home presents a rare opportunity for refined living in a highly sought-after location, conveniently close to the amenities, schools, and transport links of Mapperley and Arnold, with easy access to the City Centre. The ground floor, enhanced by an underfloor heating system, begins with an impressive entrance hall featuring a striking bifurcated staircase. A ground-floor WC is also located here. The sitting room enjoys a square bay window to the front elevation, while the rear-facing living room boasts a stunning feature fireplace. The dining room benefits from double French doors opening onto the rear garden, with additional French doors providing access to the lounge. The spacious lounge seamlessly flows into the fitted kitchen and offers further access via double French doors to the conservatory. The generously sized conservatory also features double French doors leading to the rear garden. Ascending the elegant bifurcated staircase, the first floor hosts five well-proportioned bedrooms, four of which include fitted wardrobes, while three benefit from en-suite facilities. A stylish four-piece family bathroom completes this level. Externally, the front of the property is enhanced by courtesy lighting, a planted area with mature shrubs and bushes, gated side access to the rear garden, and a block-paved driveway accommodating multiple vehicles, leading to the double garage. The enclosed rear garden offers a peaceful retreat with a lawn, a patio area, courtesy lighting, a fenced boundary, and gated access.

MUST BE VIEWED





- Detached House
- Five Bedrooms
- Four Reception Rooms
- Conservatory
- Fitted Kitchen & Utility Room
- Four-Piece Bathroom Suite
- Three En-Suites
- Double Garage
- Enclosed Rear Garden
- Must Be Viewed





GROUND FLOOR

Hallway

19'2" x 16'4" (5.85 x 5.00)

The entrance hall has ceramic tiles with underfloor heating, carpeted stairs, an in-built cupboard, recessed spotlights, full-height UPVC double glazed obscure windows to the front elevation, and a composite door providing access into the accommodation.

W/C

7'10" x 5'8" (2.41 x 1.74)

This space has a double fitted base unit with a worktop, a low level flush W/C, a pedestal wash basin, partially tiled walls, and tiled flooring with underfloor heating.

Sitting Room

14'0" x 11'6" (4.28 x 3.51)

The sitting room has a UPVC double glazed square bay window to the front elevation, a TV point, coving to the ceiling, wood-effect flooring with underfloor heating.

Living Room

21'9" x 14'0" (6.64 x 4.28)

The living room has a UPVC double glazed window to the rear elevation, coving to the ceiling, a TV point, a decorative feature fireplace, and carpeted flooring with underfloor heating.

Dining Room

17'8" x 11'11" (5.41 x 3.65)

The dining room has full height UPVC double glazed windows to the rear elevation, coving to the ceiling, and wood-effect flooring with under-floor heating.

Lounge

20'9" x 14'0" (6.34 x 4.27)

The lounge has ceramic tiled floor with underfloor heating, coving to the ceiling, an in-built cupboard, open access into the kitchen, and double French doors opening out to the conservatory.

Conservatory

13'11" x 11'11" (4.25 x 3.65)

The conservatory has ceramic tiled floor with underfloor heating, a UPVC double glazed surround, and double French doors providing access to the rear garden.

Kitchen

15'4" x 13'11" (4.69 x 4.26)

The kitchen has a range of modern fitted base and wall units with Solid Stone worktops and a breakfast bar, an under-mounted stainless steel sink and half with a swan neck mixer tap and integrated drainer grooves, an under a Neff range cooker and extractor fan, space for an American fridge freezer, an integrated combi microwave, an integrated dishwasher, recessed spotlight, coving to the ceiling, ceramic flooring with underfloor heating, two UPVC double glazed windows to the side and front elevation, and access into the utility room.

Utility Room

7'4" x 7'3" (2.25 x 2.22)

The utility room has a range of fitted base and wall units with solid stone worktops, a stainless steel under-mounted sink with a swan neck tap, an extractor fan, space and plumbing for a washing machine, tiled splash back, ceramic tiled flooring with underfloor heating, and a UPVC door providing access to the front garden.

FIRST FLOOR

Landing

19'7" x 9'6" (5.99 x 2.90)

The landing has a bifurcated staircase, carpeted flooring, two in-built cupboards, two radiators, coving to the ceiling, recessed spotlights, and access to the first floor accommodation.

Master Bedroom

15'1" x 14'0" (4.61 x 4.28)

The main bedroom has a UPVC double glazed window to the rear elevation, coving to the ceiling, a radiator, a range of fitted furniture with wardrobes, a dressing table and overhead cupboards, carpeted flooring, and access into the en-suite.

En-Suite

7'1" x 5'9" (2.17 x 1.76)

The en-suite has a UPVC double glazed obscure windows to the side elevation, a low level flush W/C, a vanity-style wash basin with a swan neck mixer tap, a panelled bath with a swan neck mixer tap, a shower enclosure with a wall-mounted shower fixture, recessed spotlights, a chrome heated towel rail, floor-to-ceiling tiling, and ceramic tiled flooring.

Bedroom Two

13'5" x 12'2" (4.09 x 3.73)

The second bedroom has a UPVC double glazed window to the front elevation, coving to the ceiling, a radiator, a range of fitted wardrobes, carpeted flooring, and access into the en-suite.

En-Suite

11'2" x 5'9" (3.41 x 1.77)

The en-suite has a UPVC double glazed obscure windows to the side elevation, a low level flush W/C, a vanity-style wash basin with a swan neck mixer tap, a shower enclosure with a wall-mounted shower fixture, recessed spotlights, a chrome heated towel rail, floor-to-ceiling tiling, and tiled flooring.

Bedroom Three

12'2" x 11'6" (3.71 x 3.52)

The third bedroom has a UPVC double glazed window to the front elevation, coving to the ceiling, a radiator, a range of fitted wardrobes, carpeted flooring, and access into the en-suite.

En-Suite

6'9" x 5'8" (2.08 x 1.74)

The en-suite has a UPVC double glazed obscure windows to the side elevation, a low level flush W/C, a vanity-style wash basin with a swan neck mixer tap, a shower enclosure with a wall-mounted shower fixture, recessed spotlights, a chrome heated towel rail, floor-to-ceiling tiling, and tiled flooring.

Bedroom Four

16'6" x 12'11" (5.05 x 3.69)

The fourth bedroom has a UPVC double glazed window to the rear elevation, coving to the ceiling, a radiator, a range of fitted wardrobes, and carpeted flooring.

Bedroom Five

14'4" x 12'0" (4.38 x 3.66)

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

Bathroom

11'4" x 7'9" (3.46 x 2.38)

The bathroom has a UPVC double glazed obscure windows to the side elevation, a low level flush W/C, a vanity-style wash basin, a panelled bath with a swan neck mixer tap, a shower enclosure with a wall-mounted shower fixture, recessed spotlights, a chrome heated towel rail, floor-to-ceiling tiling, and ceramic tiled flooring.

OUTSIDE

Front

To the front of the property is courtesy lighting, planted area with established shrubs and bushes, gated access to the rear garden, and a block paved driveway for a number of vehicles, and access into the double garage.

Double garage

18'6" x 18'4" (5.65 x 5.60)

The double garage has a wall-mounted boiler, lighting electrics, ample storage space, and an electric door opening to the driveway.

Rear

To the rear of the property is an enclosed garden with courtesy lighting, a patio, a lawn, a fence panelled boundary, and gates access.

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:

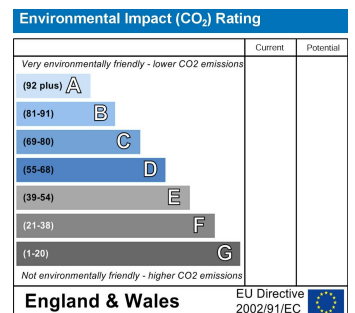
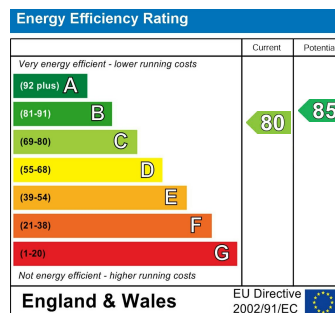
Property Tenure is Freehold

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.

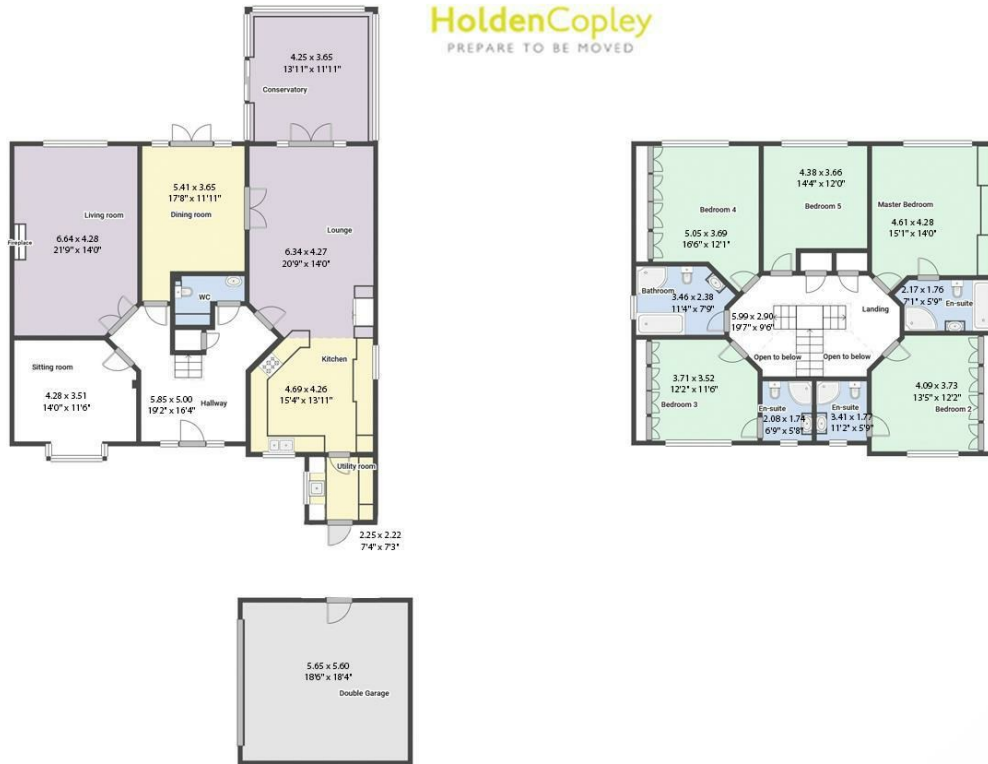
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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