

HoldenCopley

PREPARE TO BE MOVED

Arnot Hill Road, Arnold, Nottinghamshire NG5 6LP

£350,000

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BEAUTIFULLY PRESENTED DETACHED HOUSE...

This well-maintained three-bedroom detached house offers spacious living and is beautifully presented throughout. Situated in a popular location, the property is within walking distance of Arnold town centre, the scenic Arnot Hill Park, excellent local schools, and benefits from excellent commuting links. The ground floor features a welcoming entrance hall leading to a bright dining room with a large bay window and a charming window bench. The living room offers a relaxing space with double French doors opening out to the rear garden, while the fitted kitchen provides everything you need for day-to-day cooking and entertaining. Upstairs comprises two double bedrooms, a comfortable single bedroom, and a stylish family bathroom. The property also includes a cellar, offering valuable additional storage space. Outside, the front of the home boasts kerb appeal, with a driveway providing off-road parking and a selection of mature plants and shrubs. To the rear, the generously sized private garden is well-established and thoughtfully designed, featuring a patio seating area, a wooden pergola, a well-maintained lawn, and a variety of mature trees, plants, and shrubs, perfect for relaxing or entertaining outdoors.

MUST BE VIEWED!





- Detached House
- Three Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Stylish Bathroom
- Driveway
- Generous Sized Private Garden
- Beautifully Presented Throughout
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

11'4" x 7'6" (3.46 x 2.31)

The entrance hall has wooden flooring, carpeted stairs, a radiator, original stained glass windows to the front elevation and a single door providing access into the accommodation.

Dining Room

12'5" x 11'3" (3.80 x 3.43)

The dining room has wooden flooring, a radiator, ceiling cornices, a picture rail, a feature fireplace with mantelpiece, a fitted window bench and a UPVC double-glazed bay window to the front elevation.

Living Room

16'2" x 11'3" (4.95 x 3.44)

The living room has carpeted flooring, a radiator, ceiling cornices, a picture rail, a feature fireplace with a mantelpiece, two UPVC double-glazed windows to the rear elevation and a double French doors opening out to the rear garden.

Kitchen

9'4" x 7'6" (2.86 x 2.30)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with a drainer and a mixer tap, an integrated oven, gas ring hob and extractor fan, space and plumbing for a washing machine, partially tiled walls, a radiator, recessed spotlights, tiled flooring, access to the cellar, a UPVC double-glazed window to the rear elevation and a single door providing access to the side of the property.

FIRST FLOOR

Landing

8'11" x 7'7" (2.72 x 2.32)

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

Master Bedroom

12'7" x 11'1" (3.84 x 3.38)

The main bedroom has carpeted flooring, a radiator and a UPVC double-glazed window to the front elevation.

Bedroom Two

10'11" x 9'2" (3.34 x 2.81)

The second bedroom has carpeted flooring, a radiator, a picture rail, recessed spotlights, fitted floor-to-ceiling sliding door wardrobes and a UPVC double-glazed window to the rear elevation.

Bedroom Three

8'10" x 7'6" (2.70 x 2.30)

The third bedroom has carpeted flooring, a radiator, access to the loft and a UPVC double-glazed window to the front elevation.

Bathroom

8'10" x 7'6" (2.69m x 2.29m)

The bathroom has a concealed low-level dual flush W/C with a vanity storage unit with a wash basin, a walk-in shower with an overhead rainfall shower and a handheld shower head, a heated towel rail, partially tiled walls, recessed spotlights, an extractor fan, vinyl flooring and a UPVC double-glazed obscure window to the rear elevation.

BASEMENT

Cellar

8'11" x 7'7" (2.74 x 2.33)

The cellar has courtesy lighting, electrics, and ample storage space.

Cellar

7'7" x 4'11" (2.33 x 1.52)

The cellar has courtesy lighting, electrics, and ample storage space.

OUTSIDE

Front

To the front of the property is a gravel driveway providing off-road parking,

gated access to the rear garden, a paved area bordered by plants, shrubs, trees and rose bushes and fence panelling boundaries.

Rear

To the rear of the property is a generous sized, well established, private garden with a paved patio area, a wooden pergola, a lawn, summer house, a shed , a vegetable plot, mature shrubs, plants and trees, a shed, fence panelling and hedge border boundaries.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media

Broadband Speed - Ultrafast Broadband available with the highest download

speed at 1800Mbps & Highest upload speed at 220Mbps

Phone Signal – Good coverage of Voice, 4G & 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.

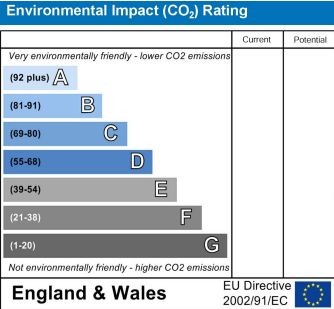
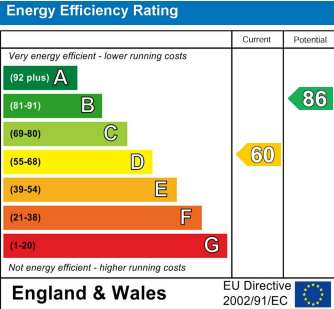
The vendor has advised the following:

Property Tenure is Freehold

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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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