

# HoldenCopley

PREPARE TO BE MOVED

Coppice Road, Arnold, Nottinghamshire NG5 7HH

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Guide Price £425,000 - £450,000

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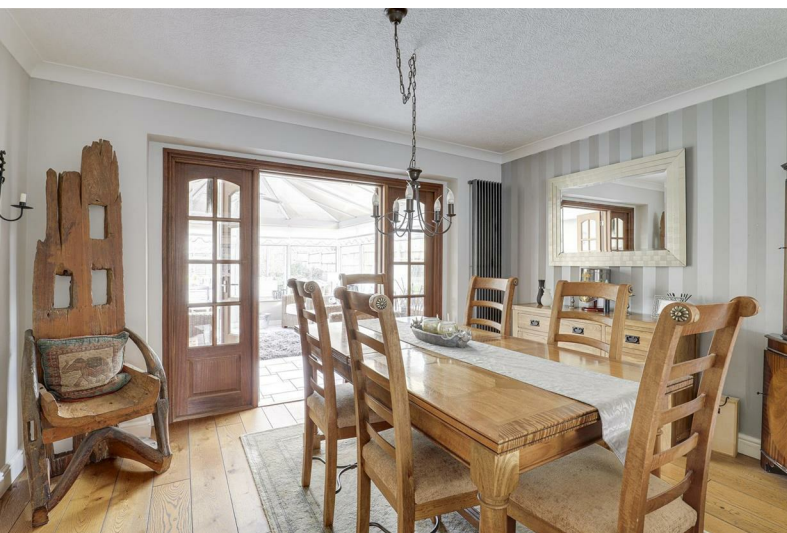


GUIDE PRICE £425,000 - £450,000

### WELL-PRESENTED SPACIOUS FAMILY HOME...

This beautifully presented four-bedroom detached house offers spacious and versatile accommodation, making it the perfect family home. Situated in a sought-after location, the property benefits from easy access to a wide range of local amenities in Arnold, as well as being within close proximity to the vibrant Mapperley Top, excellent schools, and regular transport links. Upon entering, you are welcomed by a bright and spacious entrance hall, which leads into a generous living room with open-plan access to the dining area—creating a perfect space for everyday living and entertaining. From here, double doors open into a light-filled conservatory, providing a peaceful spot to relax and enjoy views of the rear garden. The ground floor also features a modern kitchen diner, ideal for your culinary needs and family meals, a practical utility room, a convenient ground floor W/C, and an additional reception room offering flexible use as a home office, playroom, or second sitting area. Upstairs, the property boasts four well-proportioned double bedrooms and a stylish four-piece family bathroom suite, offering both comfort and practicality for modern family life. Externally, the property continues to impress with a large driveway to the front, providing ample off-road parking. To the rear, the enclosed garden offers a blend of functionality and charm, featuring a paved patio seating area, a decked seating area, and a lawn bordered by a variety of mature plants and shrubs, creating an ideal space for enjoying the outdoors.

MUST BE VIEWED!





- Detached House
- Four Double Bedrooms
- Three Spacious Reception Room
- Conservatory
- Modern Kitchen Diner
- Utility Room & Ground Floor W/C
- Stylish Four-Piece Bathroom Suite
- Large Driveway
- Well-Presented Throughout
- Popular Location





GROUND FLOOR

Entrance Hall

8'3" x 6'10" (2.52m x 2.10m)  
The entrance hall has tiled flooring, ceiling coving, an in-built storage cupboard, full-height UPVC double-glazed obscure windows to the front elevation and a single UPVC door providing access into the accommodation.

Inner Hall

11'10" x 6'11" (3.62m x 2.11m)  
The inner hall has wooden flooring, carpeted stairs, a radiator and ceiling coving.

Living Room

19'10" x 14'6" (6.07m x 4.42m)  
The living room has wooden flooring, a radiator, ceiling coving, recessed spotlights, a feature media wall with a fireplace, open-plan access to the dining room and a UPVC double-glazed window to the front elevation.

Dining Room

12'11" x 8'10" (3.96m x 2.71m)  
The dining room has wooden flooring, a vertical radiator, ceiling coving and internal double French doors providing access to the conservatory.

Conservatory

14'9" x 11'3" (4.52m x 3.44m)  
The conservatory has tiled flooring, a radiator, a wall-monted eletric heater, a polycarbonate roof, UPVC double-glazed window surround and double French doors opening out to the rear garden.

Kitchen

17'7" x 14'0" (5.37m x 4.28m)  
The kitchen has a range of fitted base and wall units with worktops, a composite sink with a drainer and a swan neck mixer tap, an integrated dishwasher, space for a range cooker, partially tiled walls, recessed spotlights, a vertical radiator, tiled flooring and a UPVC double-glazed window to the rear elevation.

Utility Room

11'10" x 5'5" (3.62m x 1.67m)  
The utility room has a range of fitted base and wall units with a worktop, space and plumbing for a washing machine & dishwasher, an extractor fan, a radiator, tiled flooring, a UPVC double-glazed window to the rear elevation and a single UPVC door providing access to the rear garden.

Snug

19'10" x 7'9" (6.06m x 2.38m)  
The snug has laminate wood-effect flooring, a radiator, ceiling coving and two UPVC double-glazed windows to the front and side elevations.

W/C

6'6" x 2'9" (2.00m x 0.84m)  
This space has a low level dual flush W/C, a vanity storage unit with a counter top wash basin, a radiator, wooden flooring and an extractor fan.

FIRST FLOOR

Landing

15'6" x 7'0" (4.73m x 2.14m)  
The landing has carpeted flooring, ceiling coving, a UPVC double-glazed window to the front elevation, access to the first floor accommodation and access to the loft.

Master Bedroom

15'0" x 10'5" (4.58m x 3.19m)  
The main bedroom has carpeted flooring, a vertical radiator, ceiling coving and a UPVC double-glazed window to the front elevation.

Bedroom Two

12'11" x 10'5" (3.95m x 3.19m)  
The second bedroom has carpeted flooring, a radiator, ceiling coving and a UPVC double-glazed window to the rear elevation.

Bedroom Three

12'4" x 8'4" (3.77m x 2.56m)  
The third bedroom has carpeted flooring, a radiator, ceiling coving and two UPVC double-glazed windows to the side and front elevations.

Bedroom Four

13'8" x 8'2" (4.19m x 2.49m)  
The fourth bedroom has carpeted flooring, a radiator, ceiling coving and a UPVC double-glazed windows to the rear elevation.

Bathroom

10'6" x 8'7" (3.22m x 2.64m)  
The bathroom has a low level dual flush W/C, a vanity storage unit with a wash basin, a

panelled bath with an overhead rainfall shower, a walk-in shower with an overhead rainfall shower and a handheld shower head, a shower niche, a heated towel rail, tiled walls and flooring, recessed spotlights, ceiling-mounted recessed speakers and a UPVC double-glazed obscure window to rear elevation.

OUTSIDE

Front

To the front of the property is double gated access to a block-paved driveway providing ample off-road parking for multiple cars, double gated access to the rear, a hedge border, fence panelling and a low brick-wall with iron fencing boundaries.

Rear

To the rear of the property is enclosed garden with a paved patio area, a decked seating area, a lawn bordered by a variety of plants and shrubs, a shed and fence panelling boundaries.

ADDITIONAL INFORMATION

Electricity – Mains Supply  
Water – Mains Supply  
Heating – Gas Central Heating – Connected to Mains Supply  
Septic Tank – No  
Broadband – Virgin Media, Openreach  
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

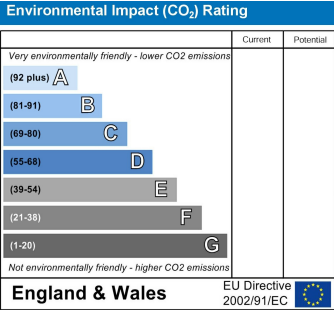
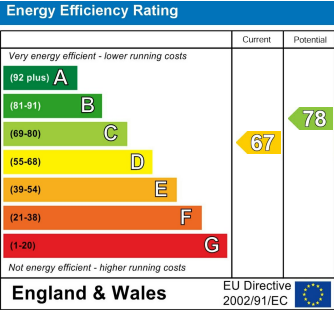
Council Tax Band Rating - Gedling Borough Council - Band D  
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

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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**0115 8969 800**

**26 High Street, Arnold, Nottinghamshire, NG5 7DZ**

**info@holdencopley.co.uk**

**www.holdencopley.co.uk**

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