

HoldenCopley

PREPARE TO BE MOVED

Karen Rise, Arnold, Nottinghamshire NG5 8GE

Guide Price £280,000 - £290,000

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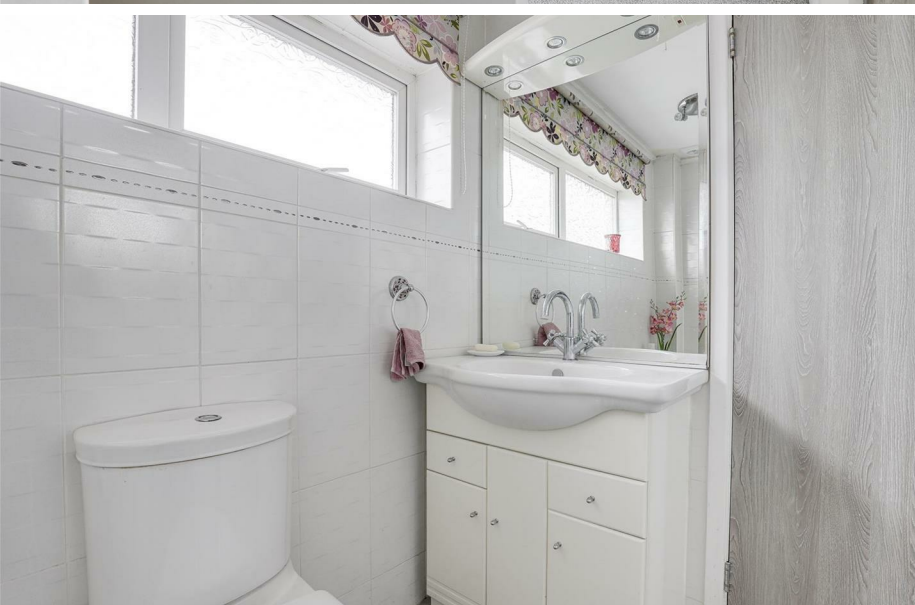
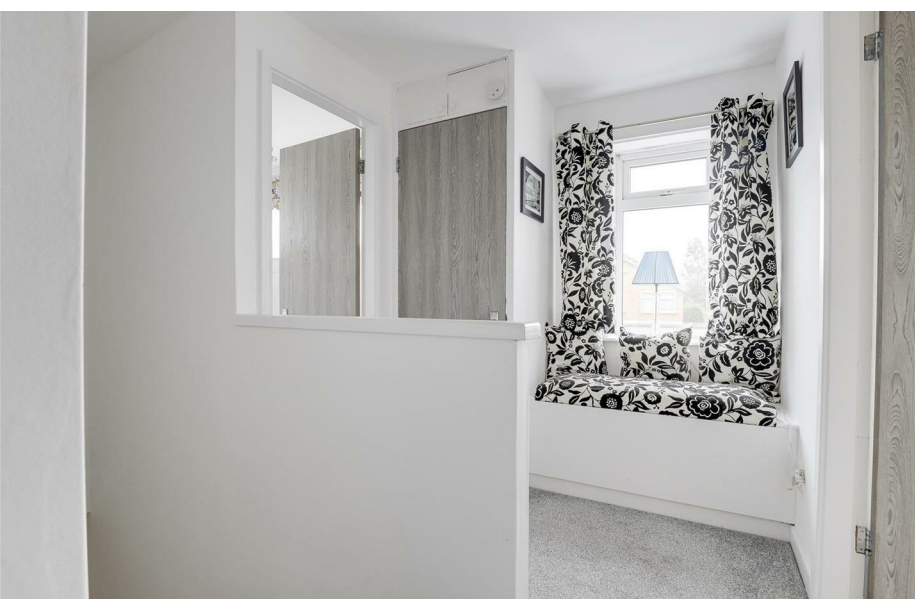
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NO UPWARD CHAIN...

This well presented three-bedroom detached home is situated in a highly sought-after location, offering the perfect balance of comfort, convenience, and modern living. With excellent transport links, easy access to local shops, well-regarded schools, and a range of other amenities, this property is ideal for families and professionals alike. The front of the property boasts a low-maintenance garden with courtesy lighting, a gated pathway leading to the rear garden, and a driveway providing off-road parking and access to the garage. Upon entering, the welcoming entrance hall provides access to the utility room and a modern fitted kitchen, both designed to offer practicality and efficiency. The spacious L-shaped living room is filled with natural light and features a charming fireplace as a central focal point. This area flows seamlessly into the dining room, creating a wonderful open-plan space perfect for both everyday living and entertaining. The dining room benefits from sliding patio doors that open out to the rear garden, allowing for effortless indoor-outdoor living. Additionally, the living room leads through French doors into the sunroom at the front of the property, offering a bright and tranquil space to relax. On the first floor, there are three well-proportioned bedrooms, each offering ample space for furniture and storage. The family bathroom is fitted with a three-piece suite, designed with modern fixtures and fittings. The rear garden is a private and enclosed south-facing outdoor space, designed for ease of maintenance. Featuring courtesy lighting, a raised planted area, and a variety of established plants, shrubs, and bushes, this garden provides a peaceful retreat to enjoy throughout the year. A fence-panelled boundary ensures privacy, while gated access adds further practicality.

MUST BE VIEWED





- Detached House
- Three Bedrooms
- Good Size Living Room
- Dining Room
- Fitted Kitchen & Utility Room
- Sun Room
- Spacious Garage & Driveway
- Enclosed Rear Garden
- Popular Location
- Must Be Viewed





GROUND FLOOR

Sun Room

12*3" x 5*9" (3.75m x 1.77m)

The sun room has two Velux windows, wood-effect flooring, UPVC double glazed window to the rear and side elevation, an double French doors opening to the front garden.

Living Room

19*2" x 16*10" (5.85m x 5.15m)

The living room has two UPVC double glazed windows to the side and rear elevation, two radiators, a TV point, a feature fireplace with a decorative surround, carpeted flooring, double French doors opening to the sun room, and opening access into the dining room.

Dining Room

12*7" x 9*6" (3.86m x 2.91m)

The dining room has a UPVC double glazed window to the side elevation, a radiator, carpeted flooring, and sliding patio doors opening to the rear garden.

Kitchen

13*3" max x 11*4" max (4.05m max x 3.46m max)

The kitchen has a range of modern fitted base and wall units with worktops, a stainless steel under-mounted sink and half with a swan neck mixer tap and integrated drainer grooves, an integrated oven, ceramic hob and extractor fan, an integrated microwave, an integrated fridge freezer, an in-built cupboard, a radiator, wood-effect flooring, two Velux windows, and two UPVC double glazed windows to the front and side elevation.

Entrance Hall

6*4" x 5*3" (1.95m x 1.62m)

The entrance hall has carpeted flooring, UPVC double glazed obscure windows to the side elevation, a UPVC door opening into the garage, and access into the utility room.

Utility Room

5*11" x 4*9" (1.81m x 1.46m)

The utility room has a UPVC double glazed window to the rear elevation, fitted base units with a worktop, a stainless steel circular sink with swan neck mixer tap, a concealed dual flush W/C, space and plumbing for a washing machine, a radiator, an extractor fan, floor-to-ceiling tiling, and tiled flooring.

FIRST FLOOR

Landing

11*5" x 11*2" (3.48m x 3.41m)

The landing has a UPVC double glazed window to the front elevation with a window seat, an in-built cupboard, carpeted flooring, access into the boarded loft with lighting, and access to the first floor accommodation.

Bedroom One

11*8" x 9*8" (3.56m x 2.95m)

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

Bedroom Two

9*8" x 8*2" (2.97m x 2.49m)

The second bedroom has a UPVC double glazed window to the rear elevation, a radiator, fitted wardrobes with sliding mirrored doors and carpeted flooring.

Bedroom Three

8*4" x 7*1" (2.55m x 2.17m)

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

Bathroom

7*8" x 5*10" (2.35m x 1.79m)

The bathroom has a UPVC double glazed obscure window to the front elevation, a low level flush W/C, a vanity-style wash basin, a panelled bath with a wall-mounted electric shower fixture and shower screen, coving to the ceiling, a chrome heated towel rail, an extractor fan, floor-to-ceiling tiling, and wood-effect flooring.

OUTSIDE

Front

To the front of the property is a low maintenance garden with courtesy lighting, gated access to the rear garden, and a driveway proving access into the garage.

Garage

38*2" x 12*11" (11.64m x 3.95m)

The garage has two windows to the side elevation, a door opening to the rear garden, ample storage space, an outside tap, electrics and lighting, access into the entrance hall, and an up-and-over door opening onto the driveway.

Rear

To the rear of the property is an enclosed south facing rear low maintenance rear garden with courtesy lighting, a raised planted area, various established plants, shrubs and bushes, a fence panelled boundary, and gated 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 - Some coverage of 3G & 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:

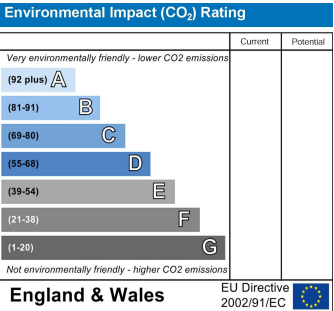
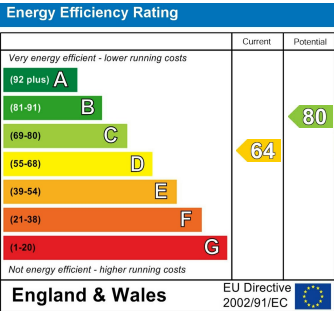
Property Tenure is Freehold

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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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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