

HoldenCopley

PREPARE TO BE MOVED

Redhill Road, Arnold, Nottinghamshire NG5 8HB

Guide Price £350,000 - £400,000

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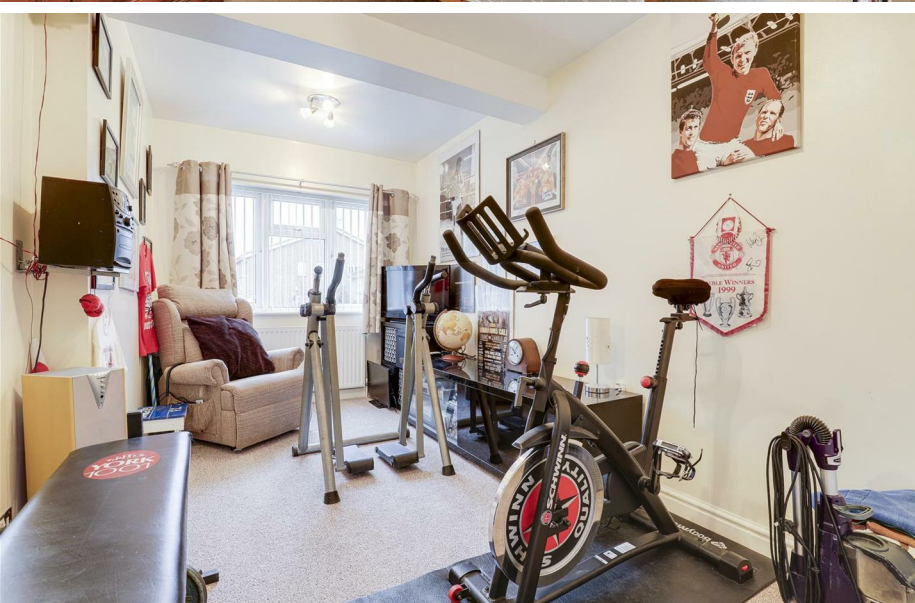
GUIDE PRICE £350,000 - £375,000

DETACHED FAMILY HOME...

This well presented four-bedroom detached home offers spacious accommodation throughout, making it the perfect choice for a family looking to move straight in. Situated in a sought-after location, the property is within close proximity to a range of local amenities, including shops, excellent transport links, and well-regarded schools. Upon entering, the ground floor welcomes you with an entrance hall leading to a convenient W/C. The bay-fronted living room provides a comfortable space to relax, while the modern fitted kitchen is complete with ample storage and workspace. A kitchen island with a breakfast bar enhances the space, offering a perfect spot for casual dining or entertaining. A separate utility room adds to the practicality of the home, and the integral garage offers additional storage or parking options. Upstairs, the first floor boasts four generously sized bedrooms, with the master benefiting from a private en-suite. A four-piece bathroom suite serves the remaining bedrooms, ensuring convenience for the whole family. The property also features a boarded loft, offering additional storage space. Externally, the home is just as impressive, with a large block-paved driveway at the front providing ample off-street parking. To the rear, a private south-facing garden has been designed for low maintenance, featuring a patio, an artificial lawn, and a selection of plants. Steps lead to a gravel section, while a shed offers useful outdoor storage. With its spacious layout and prime location, this stunning home is an ideal choice for family living.

MUST BE VIEWED





- Detached Family Home
- Four Bedrooms
- Spacious Reception Room
- Modern Fitted Kitchen & Utility Room
- Ground Floor W/C
- Four Piece Bathroom Suite & En-Suite
- Driveway & Integral Garage
- Private Low Maintenance South-Facing Rear Garden
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

The entrance hall has carpeted flooring and stairs, a radiator, a built-in cupboard and a single composite door providing access into the accommodation.

W/C

This space has a low level flush W/C, a wall-mounted wash basin with a tiled splashback, carpeted flooring, a radiator and a UPVC double-glazed obscure window to the front elevation.

Living Room

12'0" x 10'10" (3.66m x 3.31m)

The living room has a UPVC double-glazed bow window to the front elevation, a recessed wall alcove, carpeted flooring, a radiator and coving.

Kitchen

18'0" x 11'3" (5.49m x 3.45m)

The kitchen has a range of fitted shaker style base and wall units with worktops and a matching breakfast bar kitchen island, an integrated dishwasher, space for a range cooker with an extractor hood, a stainless steel sink and a half with a drainer and a swan neck mixer tap, spac for a fridge-freezer, tiled flooring with electric underfloor heating, a radiator, a chrome heated towel rail, a built-in cupboard and UPVC double-glazed windows to the rear elevation.

Utility Room

12'3" x 7'4" (3.75m x 2.26m)

The utility room has a range of fitted shaker style base and wall units with worktops, space and plumbing for a washing machine and tumble dryer, a stainless steel sink with a drainer, tiled flooring, a radiator, access into the garage and UPVC double French doors providing access out to the garden.

Garage

21'7" x 7'6" (6.58m x 2.31m)

The garage has lighting, power points, a wall-mounted boiler and double garage doors.

FIRST FLOOR

Landing

The landing has carpeted flooring and provides access to the first floor accommodation.

Master Bedroom

15'7" max x 14'7" max (4.75m max x 4.45m max)

The main bedroom has UPVC double-glazed windows to the front elevation, carpeted flooring, a radiator and access into the en-suite which has tiled flooring, partially tiled walls, a wall-mounted wash basin and a fitted shower enclosure with an electric shower.

Bedroom Two

12'2" x 10'6" (3.72m x 3.22m)

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

Bedroom Three

11'4" x 9'9" (3.46m x 2.99m)

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

Bedroom Four

13'4" x 7'11" (4.07m x 2.43m)

The fourth bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator and a built-in wardrobe.

Bathroom

8'3" x 7'8" (2.54m x 2.36m)

The bathroom has a low level flush W/C, a wash basin with fitted storage, a corner fitted panelled bath with seating, a fitted shower enclosure with an electric shower, tiled flooring with electric underfloor heating, tiled walls, a chrome heated towel rail, recessed spotlights, an extractor fan, access into the loft and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front is a block paved driveway.

Rear

To the rear is a private garden with a fence panelled boundary, a patio, an artificial lawn, various plants, steps leading to a gravel section and a shed.

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed)
- 220 Mbps (Highest available upload speed)
- Phone Signal – All 4G, most 5G, some 3G available
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years
- Very low risk of flooding
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues – No

DISCLAIMER

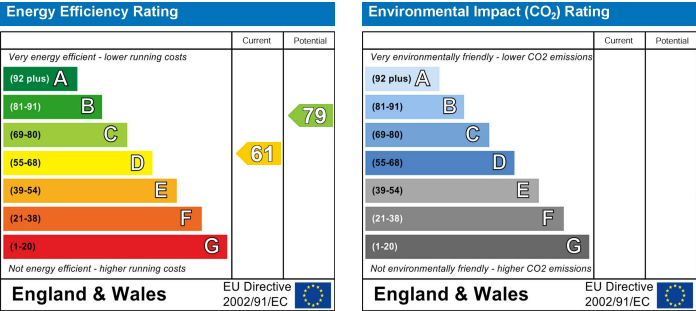
Council Tax Band Rating - Gedling Borough Council - Band C
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

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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