

# HoldenCopley

PREPARE TO BE MOVED

Kingswell Road, Arnold, Nottinghamshire NG5 6NP

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£310,000

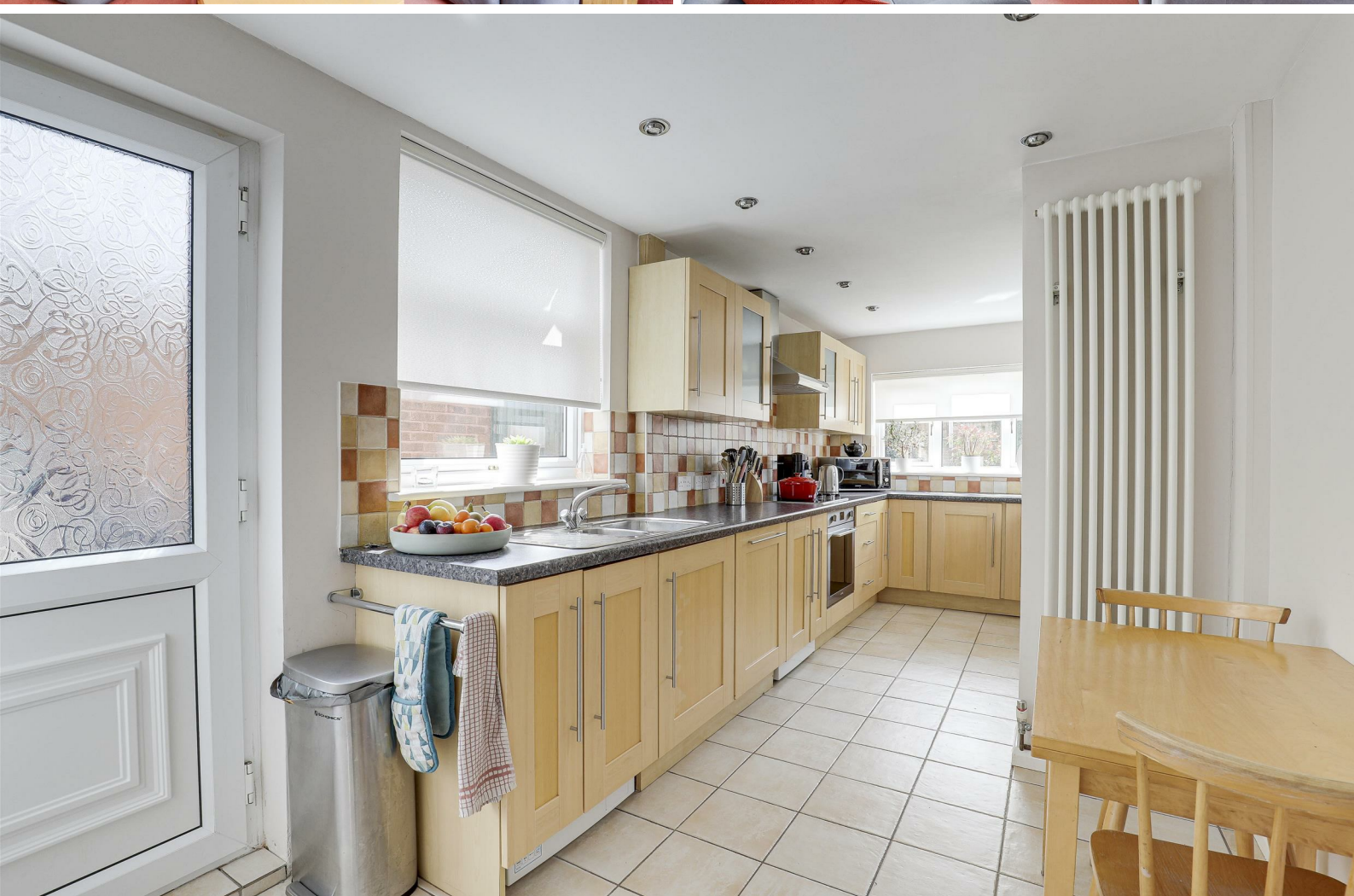
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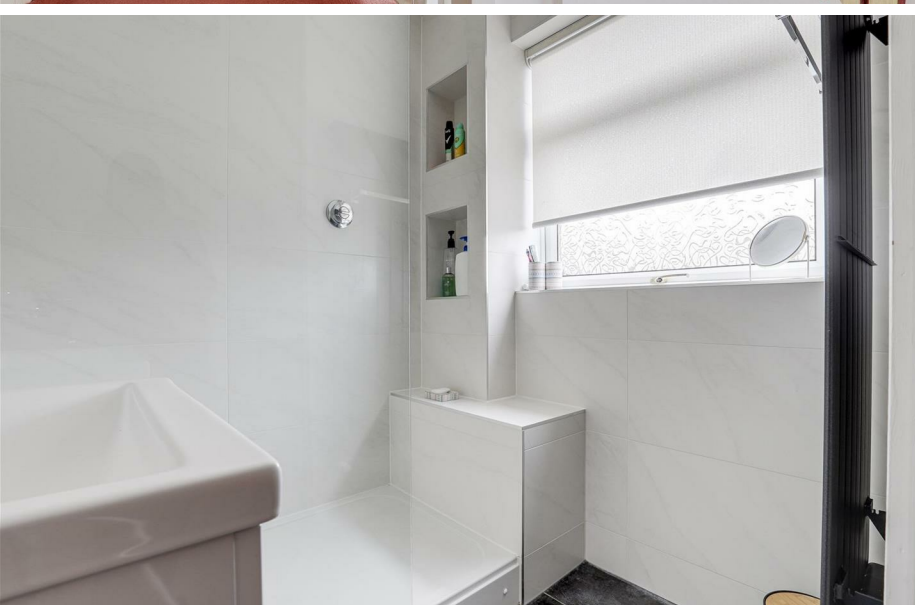
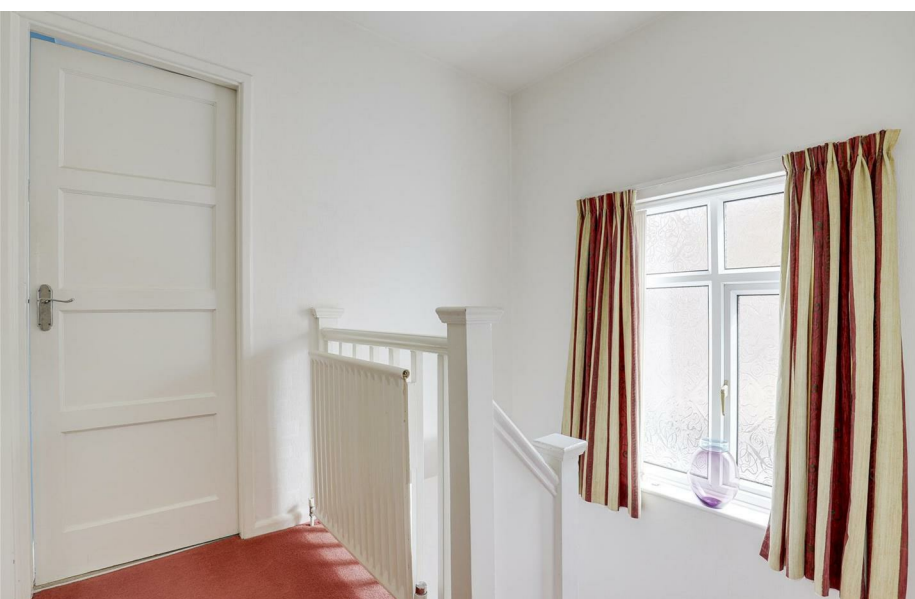


## DETACHED HOUSE...

This well-presented three-bedroom detached family home is located in a highly sought-after and convenient area, offering the perfect balance of comfort, space, and accessibility. Situated just a short distance from the popular King George V Recreation Ground, the property is ideally positioned for families and professionals alike, with a wide range of local amenities nearby. Residents will benefit from easy access to a variety of shops, highly regarded schools, and excellent transport links, making daily commutes and family routines both simple and efficient and benefits from solar panels . Upon entering the property, you are welcomed into a spacious and inviting entrance hall which sets the tone for the rest of the home. To the front of the property is a bright and airy dining room, enhanced by a large bay window that allows natural light to flood the space. Moving through to the rear, the generous living room provides a comfortable and relaxing setting, complete with French doors that open directly onto the rear garden. The fitted kitchen offers ample storage and workspace. Upstairs, the first floor comprises three well-proportioned bedrooms, each offering a comfortable and private retreat. The main bedroom also benefits from a charming bay window to the front, adding both character and additional light. A two-piece bathroom suite is located on this level, alongside a separate W/C for added convenience. Outside, the front of the property features a covered storm porch and a driveway providing off-road parking, along with access to the garage carport. The rear garden is a particular highlight, enjoying a sunny south-facing aspect that is perfect for outdoor entertaining or relaxing with the family. The garden includes a paved patio area ideal for seating, a well-maintained lawn, and a variety of established plants, shrubs, and bushes arranged in both planted and raised borders, all enclosed by a secure fence-panelled boundary.

## MUST BE VIEWED





- Detached House
- Three Bedrooms
- Dining Room
- Living Rooms
- Fitted Kitchen
- Two-Piece Bathroom Suite & Separate W/C
- Carport & Driveway
- Enclosed South-Facing Rear Garden
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

13'9" x 7'10" (4.20m x 2.40m)

The entrance hall has UPVC double glazed obscure windows to the side and front elevation, an in-built cupboard, carpeted flooring, a radiator, and a UPVC door providing access into the accommodation.

Dining Room

13'6" into bay x 10'11" (4.13m into bay x 3.33m)

The dining room has a UPVC double glazed bay window, a UPVC double glazed obscure window to the side elevation, a radiator, carpeted flooring, and open access into the living room.

Living Room

12'3" x 10'11" (3.74m x 3.33m)

The living room has a UPVC double glazed obscure window to the side elevation, a feature fireplace with a decorative surround and marble effect hearth, a TV point, a radiator, and double French doors opening to the rear garden.

Kitchen

18'11" x 7'10" (5.79m x 2.41m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and half with a mixer tap and drainer, an integrated oven, ceramic hob and extractor fan, space and plumbing for a washing machine, space fo a tumble dryer, space for a fridge freezer, an integrated dishwasher, space for a dining table, recessed spotlights, tiled splash back, tiled flooring, three UPVC double glazed windows to the sides and rear elevation, and a UPVC door opening to the rear garden.

FIRST FLOOR

Landing

9'8" x 7'10" (2.95m x 2.40m)

The landing has a UPVC double glazed obscure window to the side elevation, carpeted flooring, access into the boarded loft with lighting via a pull-down ladder.

Bedroom One

13'8" x 10'11" (4.19m x 3.33m)

The first bedroom has a UPVC double glazed bay window to the front elevation, a radiator, coving to the ceiling, and carpeted flooring.

Bedroom Two

12'4" x 10'11" (3.78m x 3.33m)

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

Bedroom Three

8'2" x 7'10" (2.50m x 2.40m)

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

Bathroom

7'9" x 5'8" (2.38m x 1.74m)

The newly installed bathroom has a UPVC double glazed obscure window to the rear elevation, a vanity-style wash basin, a walk-in shower with a ceiling mounted rainfall shower head and a wall-mounted handheld shower fixture, recessed shelving, a Vertical radiator, an in-built cupboard, partially tiled walls, and tiled flooring.

W/C

4'11" x 2'7" (1.50m x 0.79m)

This space has a UPVC double glazed obscure window to the side elevation, newly installed low level flush W/C, a wall-mounted wash basin, partially tiled walls, and tiled flooring.

OUTSIDE

Front

To the front of the property is a storm porch, and a driveway with access to the garage carport.

Garage Carport

The garage carport has access to the rear garden, and an up-and-over door opening out to the driveway.

Rear

To the rear of the property is a south-facing garden with a patio area, a lawn, planted border, a raised planted border with established plants, shrubs and bushes, and a fence panelled boundary.

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 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:

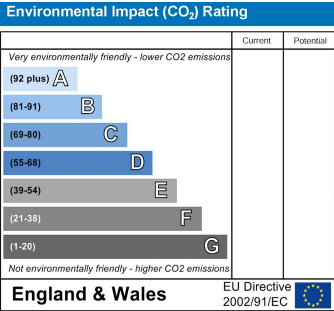
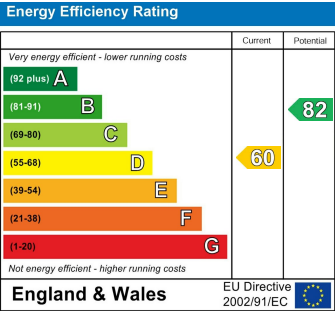
Property Tenure is Freehold

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.

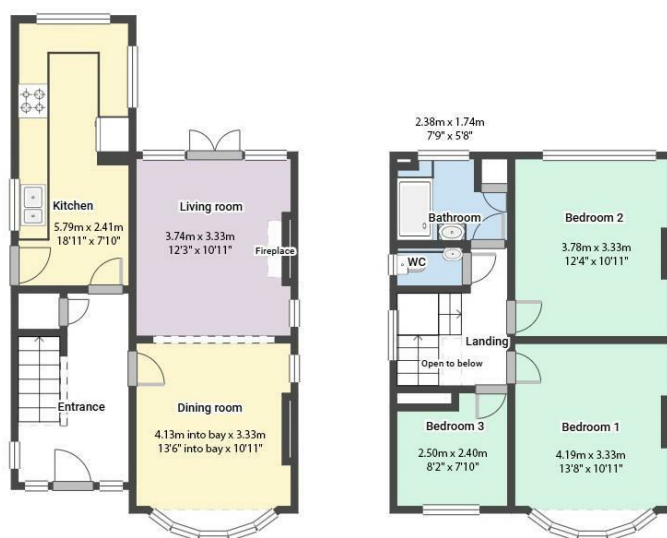
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to 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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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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