

HoldenCopley

PREPARE TO BE MOVED

Coppice Road, Arnold, Nottinghamshire NG5 7GZ

Guide Price £280,000

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GUIDE PRICE £280,00 - £300,000

NO UPWARD CHAIN...

Offered to the market with no upward chain, this three-bedroom detached house presents a fantastic opportunity for a range of buyers, offering plenty of space and potential throughout. Situated in the ever-popular location of Arnold, the property benefits from excellent school catchments, local amenities, and convenient commuting links. The ground floor features an entrance hall with a separate cloakroom, leading to two generous reception rooms, perfect for both relaxing and entertaining. The fitted kitchen includes a pantry cupboard for additional storage and opens into a lean-to, which provides access to an outbuilding and the garage. Upstairs, the first floor hosts two spacious double bedrooms, a comfortable single bedroom, a wet room, and a separate WC. Externally, the property enjoys a gated driveway providing off-road parking with access to the garage. To the rear, a beautifully maintained south-facing garden boasts a large lawn, a patio area, and a variety of decorative plants and shrubs, offering a tranquil outdoor retreat. With great potential for modernisation, this home is ideal for buyers looking to put their own stamp on a well-located property.

MUST BE VIEWED





- Detached House
- Three Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Outbuilding & Storage Space
- Wet Room Style Shower Suite With Separate W/C
- Stained-Glass Windows
- Well-Maintained Front & Rear Gardens
- Driveway & Garage
- Popular Location





GROUND FLOOR

Entrance Hall

14'11" x 4'5" (4.55 x 1.37)

The entrance hall has carpeted flooring, a wall-mounted alarm panel, a picture rail, a wall-mounted electric storage heater, a stained-glass window to the side elevation, access into the cloak room, and a single door providing access into the accommodation.

Cloak Room

The cloak room has a stained-glass window to the front elevation, carpeted flooring, and wall-mounted coat hooks.

Living Room

14'8" x 11'11" (4.49 x 3.65)

The living room has a stained-glass bay window to the front elevation, a further window to the side elevation, carpeted flooring, a wall-mounted electric storage heater, a TV point, and a feature fireplace with a tiled surround.

Dining Room

14'7" x 11'11" (4.45 x 3.65)

The dining room has a double-glazed bay window to the rear elevation, a stained-glass window to the side elevation, carpeted flooring, a picture rail, a feature fireplace with a decorative surround, a wall-mounted electric storage heater, and a single door providing access to the garden.

Kitchen

11'10" x 7'11" (3.61 x 2.42)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a sink and a half with a mixer tap and drainer, an integrated oven, an electric hob, space and plumbing for a washing machine and a dishwasher, a wall-mounted electric storage heater, an in-built pantry cupboard, wood-effect flooring, tiled splashback, recessed spotlights, double-glazed windows to the rear elevation, and a single door providing access to the lean-to.

Lean-To

19'3" x 4'0" (5.88 x 1.23)

The lean-to has a glass ceiling, concrete flooring, access into the garage and outbuilding, and single doors providing access to both the front and rear gardens.

Garage

16'11" x 7'9" (5.18 x 2.38)

The garage has a single-glazed window to the side elevation and double doors opening out onto the front driveway.

Outbuilding

7'10" x 3'2" (2.39 x 0.97)

The outbuilding has a wall-mounted light.

FIRST FLOOR

Landing

9'6" x 3'6" (2.92 x 1.08)

The landing has a stained-glass window to the side elevation, carpeted flooring, access to the loft, and provides access to the first floor accommodation.

Master Bedroom

15'0" x 11'7" (4.59 x 3.54)

The main bedroom has a stained-glass bay window to the front elevation, carpeted flooring, a range of fitted furniture including wardrobes, overhead storage cupboards and bedside units, and a wall-mounted electric storage heater.

Bedroom Two

15'0" x 11'11" (4.58 x 3.65)

The second bedroom has a bay window to the rear elevation, and carpeted flooring.

Bedroom Three

8'7" x 8'0" (2.64 x 2.44)

The third bedroom has a stained-glass bow window to the front elevation, carpeted flooring, fitted wardrobes with overhead storage cupboards, and a wall-mounted electric storage heater.

Wet Room

7'10" x 6'7" (2.41 x 2.01)

The wet room has a wall-mounted electric shower fixture, a wall-hung wash basin, fitted cupboards, fully tiled walls, wall-mounted shelves and wall alcoves, vinyl flooring, an extractor fan, recessed spotlights, and a double-glazed obscure window to the rear elevation.

WC

4'11" x 2'9" (1.51 x 0.84)

This space has a low level dual flush W/C, a single-glazed window to the side elevation, and vinyl flooring.

OUTSIDE

Front

To the front of the property is gated access to off-road parking with access into the garage, a lawn, and a range of plants and shrubs.

Rear

To the rear of the property is a private enclosed garden with a patio area, a lawn, a range of plants and shrubs, herbaceous borders, and fence panelled boundaries.

ADDITIONAL INFORMATION

Broadband Speed - Ultrafast available - 1800 Mbps (download) 220 Mbps (upload)
Phone Signal – Good 4G / 5G coverage
Electricity – Mains Supply
Water – Mains Supply
Heating – Electric Room Heaters
Septic Tank – No
Sewage – Mains Supply
Flood Risk – No flooding in the past 5 years+
Flood Risk Area - Low for surface water / very low for rivers & sea
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – Needs a re-wire & storage heater in bedroom two currently does not work.

DISCLAIMER

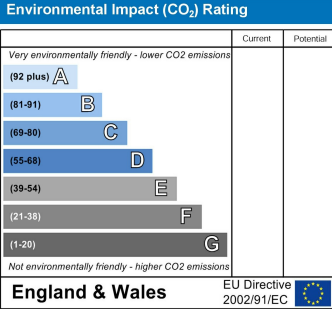
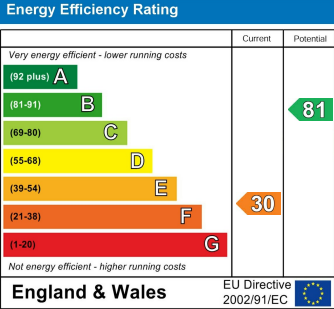
Council Tax Band Rating - Gedling Borough Council - Band B
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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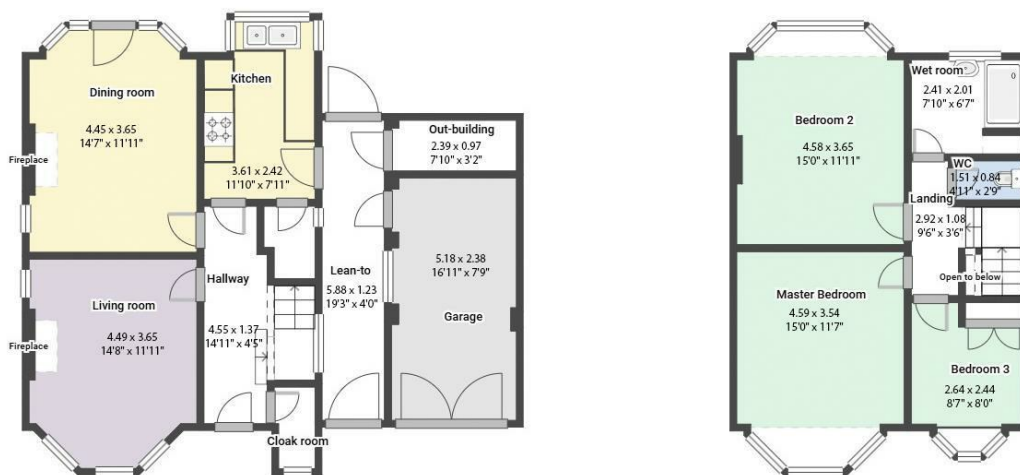
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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