

# HoldenCopley

PREPARE TO BE MOVED

Oxton Road, Arnold, Nottinghamshire NG5 8PS

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Guide Price £400,000 - £450,000



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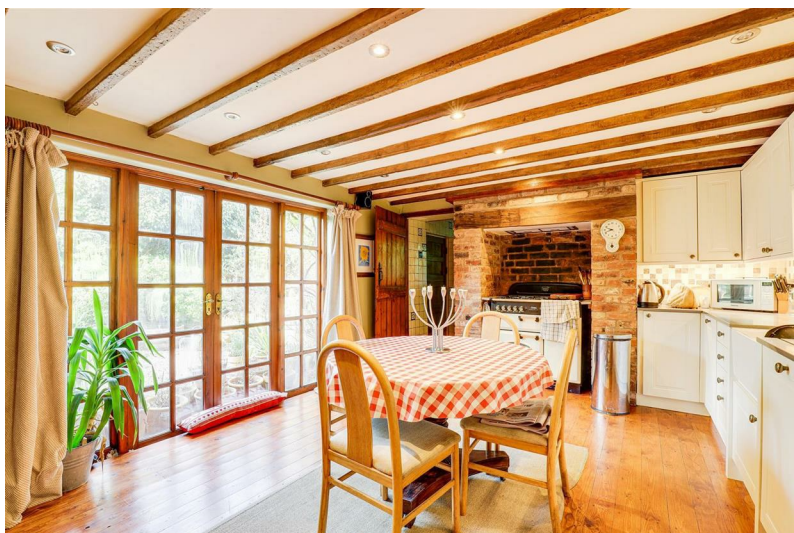


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### CHARMING COTTAGE WITH ORIGINAL FEATURES...

This charming three-bedroom cottage retaining a wealth of original features that add character and warmth to the home. The property offers a rare blend of rustic charm and generous outdoor space, while still being conveniently located close to local shops and schools. To the ground floor, you'll find a practical utility room and a stunning farmhouse-style kitchen diner, complete with double French doors that open out to the established rear garden—perfect for indoor-outdoor living. A cosy reception room showcases exposed brickwork, a feature log burner, and beautiful ceiling beams, creating a welcoming and homely atmosphere. Upstairs, the property offers two spacious double bedrooms, a comfortable single bedroom, and a well-appointed four-piece bathroom suite. Outside, the expansive grounds include a large turnaround driveway with electric gated access, providing both privacy and ample off-road parking. Additional features include a gravel patio area ideal for seating or entertaining, an extensive lawn, and a range of mature trees, plants, and shrubs that offer both privacy and natural beauty.

MUST BE VIEWED!







- Cottage
- Three Bedrooms
- Reception Room With A Log Burner
- Farmhouse Kitchen Diner
- Large Conservatory
- Utility Room
- Four-Piece Bathroom Suite
- Large Turnaround Driveway
- Popular Location
- No Upward Chain











GROUND FLOOR

Entrance Porch

6\*3" x 4\*0" (1.91m x 1.24m)

The porch has a wall-mounted boiler, single-glazed windows and a single wooden door providing access into the accommodation.

Utility Room

6\*4" x 11\*10" (1.95m x 3.63m)

The utility room has fitted base and wall units with wooden worktops, a ceramic sink and a half with a drainer and a swan neck mixer tap, space and plumbing for a washing machine & tumble dryer, tiled walls, tiled flooring, recessed spotlights and two single-glazed windows.

Kitchen Diner

12\*0" x 14\*9" (3.66m x 4.52m)

The kitchen diner has a range of fitted base and wall units with worktops, a Belfast sink with draining grooves and a swan neck mixer tap, a recessed exposed brick alcove with space for a range cooker, partially tiled walls, recessed spotlights, exposed wooden ceiling beams, a vertical radiator, wooden flooring, a single-glazed window and double French doors opening out to the garden.

Hall

10\*3" x 5\*11" (3.14m x 1.81m)

The hall has wooden flooring, carpeted stairs, a radiator, exposed wooden ceiling beams, an in-built storage cupboard and recessed spotlights.

Living Room

13\*0" x 12\*11" (3.98m x 3.96m)

The living room has wooden flooring, a radiator, exposed wooden ceiling beams, an exposed brick recessed chimney breast alcove with a feature log burner and two single-glazed windows.

Conservatory

19\*0" x 17\*0" (5.80m x 5.20m)

The conservatory has wooden flooring, a column radiator, a polycarbonate roof, single-glazed windows surround and double French doors opening out to the garden.

FIRST FLOOR

Landing

2\*8" x 16\*3" (0.83m x 4.97m)

The landing has a mix of carpeted flooring and wooden flooring, recessed spotlights, access to the first floor accommodation and access to the loft.

Master Bedroom

12\*9" x 9\*10" (3.90m x 3.00m)

The main bedroom has carpeted flooring, a radiator, a traditional fireplace and a single-glazed window.

Bedroom Two

9\*2" x 12\*1" (2.79m x 3.68m)

The second bedroom has wooden flooring, a radiator, a traditional fireplace and a single-glazed window.

Bedroom Three

6\*5" x 9\*0" (1.97m x 2.75m)

The third bedroom has wooden flooring, a radiator and a single-glazed window.

Bathroom

8\*4" x 6\*0" (2.56m x 1.83m)

The bathroom has a low level flush W/C, a pedestal wash basin, a panelled bath, a shower enclosure, a column radiator, panelled walls, carpeted flooring and a single-glazed obscure window.

OUTSIDE

Outside, the property is spread over approximately ¾ of an acre and features a large driveway providing ample off-road parking, a gravel patio area, a extensive lawn, and a variety of mature trees, plants, and shrubs.

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

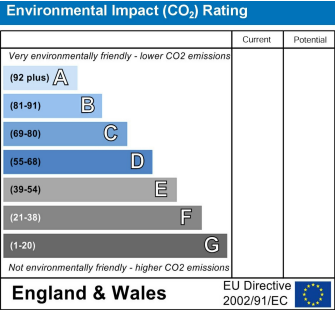
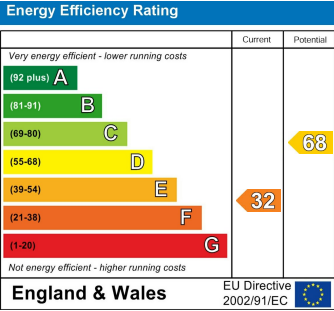
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to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

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.

ADDITIONAL INFORMATION

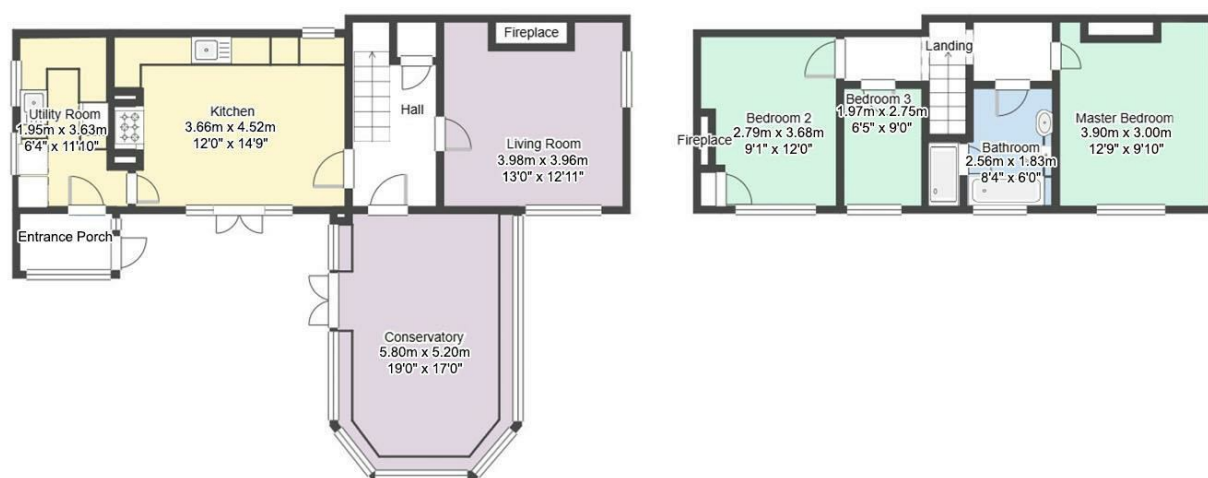
Electricity – Mains Supply  
Water – Mains Supply  
Heating – Gas Central Heating – Connected to Mains Supply  
Septic Tank – Yes  
Broadband – Openreach  
Broadband Speed - Ultrafast Broadband available with the highest download speed at 1800Mbps & Highest upload speed at 220Mbps  
Phone Signal – Some coverage of 4G  
Flood Risk – No flooding in the past 5 years  
Flood Defenses – No  
Non-Standard Construction – No  
Any Legal Restrictions – No  
Other Material Issues – No





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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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