

HoldenCopley

PREPARE TO BE MOVED

Baker Avenue, Arnold, Nottinghamshire NG5 8FU

£500,000

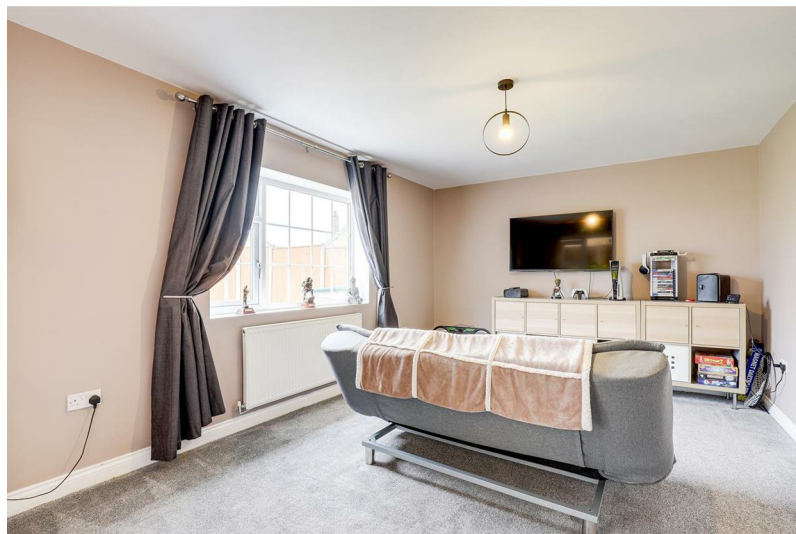
Baker Avenue, Arnold, Nottinghamshire NG5 8FU



DETACHED FAMILY HOME...

This generous and beautifully presented detached family home is perfectly positioned in a popular residential area, well-regarded for its excellent schools, convenient local amenities, and strong community feel. Offering a wealth of living space both inside and out, this property is ideal for growing families seeking versatility and comfort. To the front, the home is set back with a well-maintained lawn, courtesy lighting, and a private driveway providing off-road parking for up to four vehicles. Upon entering, you're welcomed into a bright entrance hall which leads into a spacious family room and a charming dining room. Sliding patio doors from the dining area open out onto the rear garden, creating a seamless indoor-outdoor flow, perfect for entertaining. Adjacent to the dining area is a well-proportioned living room, and an inner hallway provides access to a home office and a ground-floor bedroom complete with en-suite facilities ideal for guests or multigenerational living. The heart of the home is the stylish, modern kitchen, complete with a central island and breakfast bar, integrated appliances, and open-plan access to the dining area. Additional ground floor spaces include a practical utility room, a separate laundry room, and a boot room with French doors leading to the garden. A convenient W/C completes the ground floor accommodation. Upstairs, the property boasts four generous bedrooms, three of which benefit from their own en-suite shower rooms, alongside a sleek, three-piece family bathroom suite. The rear garden is fully enclosed and thoughtfully landscaped, featuring patio seating areas, a raised section with artificial lawn, courtesy lighting, an outdoor tap, and power socket making it an ideal space for relaxing and entertaining throughout the seasons.

MUST BE VIEWED





- Detached House
- Five Bedrooms
- Four Reception Rooms
- Fitted Kitchen
- Utility & Laundry Room
- Three-Piece Bathroom Suite & Ground Floor W/C
- Four En-Suites
- Off-Street Parking
- Enclosed Rear Garden
- Must Be Viewed





GROUND FLOOR

Entrance Hall

9'11" x 17'1" (3.04m x 5.21m)

The entrance hall has solid hard wood flooring, an in-built cupboard, a radiator, partially panelled walls, two full height double glazed obscure window to the front elevation, and a composite door providing access into the accommodation.

W/C

5'11" x 6'10" (1.82m x 2.09m)

This space has a UPVC double glazed obscure window to the side elevation, a dual flush W/C, a vanity-style wash basin, a chrome heated towel rail, an extractor fan, and tiled flooring.

Family Room

13'0" x 12'10" (3.97m x 3.93m)

The family room has a UPVC double glazed window to the front elevation, a radiator, a TV point, carpeted flooring, and access into the dining room.

Dining Room

12'10" x 24'8" (3.93m x 7.53m)

The dining room has solid hard wood flooring, a radiator, recessed spotlights, bi-folding doors opening to the rear garden, and access into the living room and open access into the kitchen.

Living Room

15'2" x 11'2" (4.63m x 3.42m)

The living room has a UPVC double glazed window to the rear elevation, a radiator, a TV point, and carpeted flooring.

Hall

3'2" x 8'6" (0.97m x 2.61m)

The inner hall has carpeted flooring.

Office

11'1" x 15'3" (3.38m x 4.67m)

The office has a UOVVC double glazed window to the side elevation, a radiator, and carpeted flooring.

Bedroom Five

11'8" x 11'0" (3.57m x 3.36m)

The fifth bedroom has a UPVC double glazed window to the front elevation, a radiator, carpeted flooring, and access into the en-suite.

En-Suite

14'1" x 5'2" (4.31m x 1.58m)

The en-suite has a UPVC double glazed obscure window to the front elevation, a dual flush W/C, a vanity-style wash basin, a shower enclosure with a wall-mounted rainfall and handheld shower fixture, a shaver socket, a heated towel rail, floor-to-ceiling tiling, and tiled flooring.

Kitchen

20'2" x 10'0" (6.16m x 3.05m)

The kitchen has a range of fitted modern base and wall units with a Quartz worktop, central island and breakfast bar, a twin Belfast sink with a swan neck mixer tap and integrated drainer grooves, two integrated ovens, an integrated microwave, a gas ring hob and extractor fan, an integrated warming draw, an integrated dishwasher, an integrated fridge, an integrated freezer, recessed spotlights, solid hard wood flooring, and a UPVC double glazed window to the rear elevation.

Utility Room

11'5" x 8'4" (3.49m x 2.55m)

The utility room has fitted base and wall units with Quartz worktops, a stainless steel sink with a mixer tap and drainer, space and plumbing for a washing machine, space for a tumble dryer, a wall-mounted boiler, a radiator, solid hard wood flooring, and a UPVC double glazed window to the rear elevation.

Laundry Room

8'8" x 5'0" (2.66m x 1.54m)

The laundry room has solid hard wood flooring, various shelving, and access into the boot room.

Boot Room

8'8" x 10'1" (2.66m x 3.08m)

The boot room has a UPVC double glazed window to the side elevation, solid hard wood flooring, and double French doors with integrated blinds opening to the rear garden.

FIRST FLOOR

Landing

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

Master Bedroom

15'0" x 21'9" (4.58m x 6.63m)

The main bedroom has a UPVC double glazed window to the side elevation, a radiator, recessed spotlights, carpeted flooring, and access into the en-suite.

En-Suite

The en-suite has a UPVC double glazed obscure window to the side elevation, a concealed dual flush W/C, his and hers vanity-style wash basins, a walk-in shower enclosure with a ceiling mounted rainfall shower head and wall-mounted handheld shower fixture, a heated towel rail, recessed spotlights, floor-to-ceiling tiling, and tiled flooring.

Bedroom Two

14'0" x 10'9" (4.27m x 3.28m)

The second bedroom has a UPVC double glazed window to the front elevation, a radiator, fitted wardrobes, carpeted flooring, and access into the en-suite.

En Suite

The en-suite has a UPVC double glazed obscure window to the side elevation, a dual flush W/C, a vanity-style wash basin, a shower enclosure with a wall-mounted rainfall and handheld shower fixture, a shaver socket, a heated towel rail, floor-to-ceiling tiling, and tiled flooring.

Bedroom Three

14'0" x 10'8" (4.28m x 3.27m)

The third bedroom has a UPVC double glazed window to the rear elevation, a radiator, fitted wardrobes, carpeted flooring, and access into the en-suite.

En-Suite

10'10" x 3'0" (3.32m x 0.93m)

The en-suite has a UPVC double glazed obscure window to the side elevation, a dual flush W/C, a vanity-style wash basin, a shower enclosure with a wall-mounted rainfall and handheld shower fixture, a shaver socket, a heated towel rail, floor-to-ceiling tiling, and tiled flooring.

Bedroom Four

13'10" x 10'4" (max) (4.23m x 3.16m (max))

The four bedroom has a UPVC double glazed window to the side elevation, a radiator, a Velux window, and carpeted flooring.

Bathroom

7'11" x 13'1" (2.43m x 4.01m)

The bathroom has a Velux window, a concealed dual flush W/C, a vanity-style wash basin, a panelled bath with central taps and a handheld shower fixture, a chrome heated towel rail, an extractor fan, partially tiled walls, and tiled flooring.

OUTSIDE

Front

To the front of the property is courtesy lighting, a lawn to the side, and a driveway for four vehicles.

Rear

To the rear of the property is an enclosed garden with courtesy lighting, an outside electrical socket, an outside tap, patio seating areas, a raised area with and artificial lawn, 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 G

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.

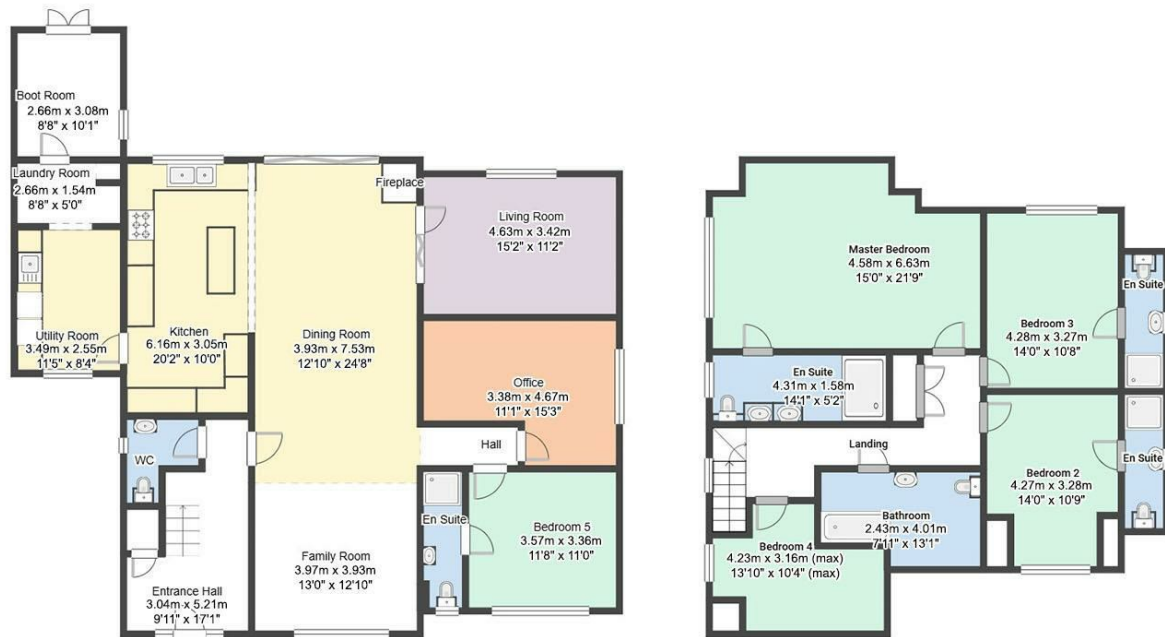
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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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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0115 8969 800

26 High Street, Arnold, Nottinghamshire, NG5 7DZ

info@holdencopley.co.uk

www.holdencopley.co.uk

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