

HoldenCopley

PREPARE TO BE MOVED

Pearson Court, Daybrook, Nottinghamshire NG5 6JU

Guide Price £240,000 - £250,000

Pearson Court, Daybrook, Nottinghamshire NG5 6JU



GUIDE PRICE £240,000 - £250,000

WELL PRESENTED THROUGHOUT...

Nestled in a popular residential area just moments from Arnold town centre, this well-presented three-bedroom semi-detached home offers the perfect setting for a growing family. With excellent access to highly regarded schools and local amenities. The ground floor features an entrance hall, two generously sized reception rooms, and a well-equipped fitted kitchen. Upstairs, you'll find two spacious double bedrooms and a comfortable single bedroom, all benefiting from built-in storage, and a three-piece family bathroom suite completes the first floor. Outside, the property boasts a driveway providing off-street parking, gated side access, and a wrap-around lawn to the front and side. To the rear, a private enclosed garden offers a mix of patio and graveled areas, a well-kept lawn, two storage sheds, an outhouse, and a fenced panelled boundary.

MUST BE VIEWED!





- Semi-Detached House
- Three Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Enclosed Wrap-Around Garden
- Driveway
- Close To Town Centre
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

7*3" x 6*3" (2.23m x 1.91m)

The entrance hall has wood flooring and carpeted stairs, a radiator, a UPVC double-glazed obscure window to the front elevation, and a UPVC door providing access into the accommodation.

Living Room

13*6" x 10*9" (4.13m x 3.29m)

The living room has wood flooring, coving to the ceiling, a ceiling rose, an electric log-burner style fireplace with an exposed brick surround, an in-built under stair cupboard, a TV point, and a UPVC double-glazed bow window to the front elevation.

Dining Room

9*10" x 9*6" (3.01m x 2.92m)

The dining room has tiled flooring, coving to the ceiling, a ceiling rose, a radiator, a UPVC double-glazed window to the rear elevation, a UPVC door providing access to the rear garden, and open access into the kitchen.

Kitchen

9*9" x 6*11" (2.99m x 2.12m)

The kitchen has a range of fitted wall and base units with rolled-edge wood-effect worktops, a ceramic sink and a half with a swan neck mixer tap and a drainer, an integrated oven and grill, a gas hob and an extractor fan, a radiator, coving to the ceiling, a ceiling rose, tiled walls, tiled flooring, and a UPVC double-glazed window to the rear elevation.

FIRST FLOOR

Landing

10*2" x 6*7" (3.11m x 2.01m)

The landing has carpeted flooring, coving to the ceiling, a ceiling rose, an in-built cupboard, and provides access to the first floor accommodation. Additionally, there is access to the loft.

Master Bedroom

10*5" x 9*11" (3.19m x 3.04m)

The main bedroom has carpeted flooring, coving to the ceiling, a ceiling rose, a radiator, an in-built wardrobe, and a UPVC double-glazed window to the front elevation.

Bedroom Two

9*8" x 8*11" (2.95m x 2.47m)

The second bedroom has carpeted flooring, coving to the ceiling, a ceiling rose, a radiator, an in-built wardrobe, and a UPVC double-glazed window to the rear elevation.

Bedroom Three

9*10" x 7*4" (3.02m x 2.25m)

The third bedroom has carpeted flooring, coving to the ceiling, a ceiling rose, a radiator, an in-built cupboard, and a UPVC double-glazed window to the front elevation.

Bathroom

6*9" x 5*5" (2.07m x 1.66m)

The bathroom has a low level dual flush W/C, a wash basin with a mixer tap, a panelled bath with a mains fed overhead rainfall shower and hand-held shower head, an electric shaving point, recessed spot lights, tiled walls, tiled flooring, and a UPVC double-glazed window to the rear elevation.

OUTSIDE

Front

To the front of the property is a driveway for off-street parking, a lawn, gated side access to the rear garden, and partial bush boundaries.

Rear

To the rear is an enclosed garden with a patio area, a graveled area, a lawn, two sheds, an out-house, various bushes, and fence panelled boundaries.

ADDITIONAL INFORMATION

Broadband Networks - Virgin Media, Openreach

Broadband Speed - Ultrafast available - 1800 Mbps (download) 220 Mbps (upload)
Phone Signal – Good 4G / 5G coverage
Electricity – Mains Supply
Water – Mains Supply
Heating – Electric or Gas Central Heating – Connected to Mains Supply
Septic Tank – TBC
Sewage – Mains Supply
Flood Risk – No flooding in the past 5 years+
Flood Risk Area - Very Low
Non-Standard Construction – TBC
Any Legal Restrictions – TBC
Other Material Issues – TBC

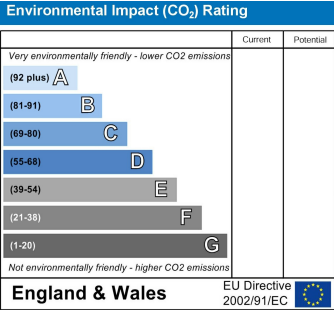
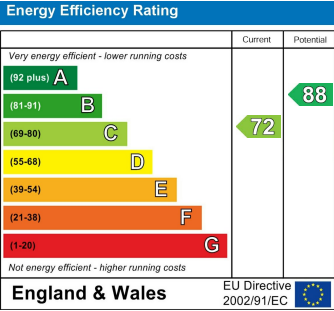
DISCLAIMER

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
Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

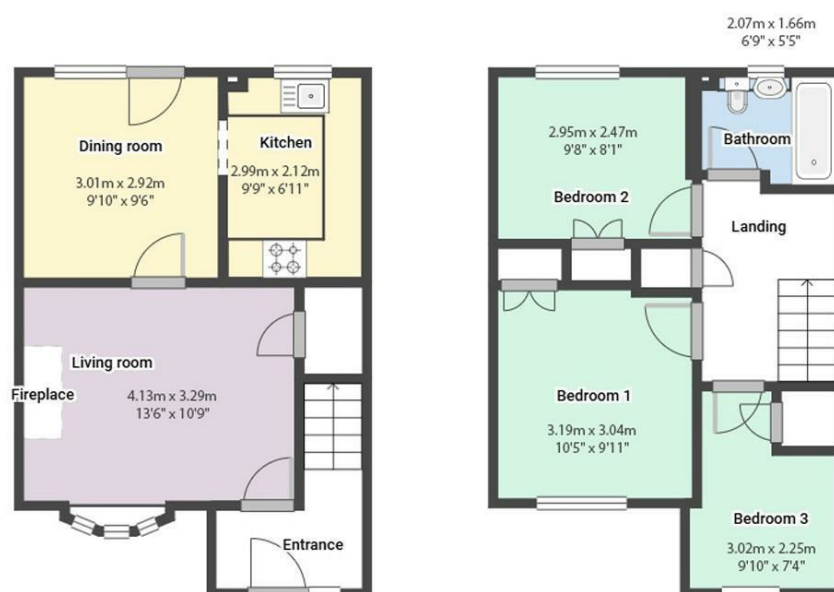
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving licence 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.



Pearson Court, Daybrook, Nottinghamshire NG5 6JU

HoldenCopley
PREPARE TO BE MOVED



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.

© HoldenCopley

0115 8969 800

26 High Street, Arnold, Nottinghamshire, NG5 7DZ

info@holdencopley.co.uk

www.holdencopley.co.uk

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.