Holden Copley PREPARE TO BE MOVED

Pearson Court, Daybrook, Nottinghamshire NG5 6JU

Guide Price £240,000 - £250,000

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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!





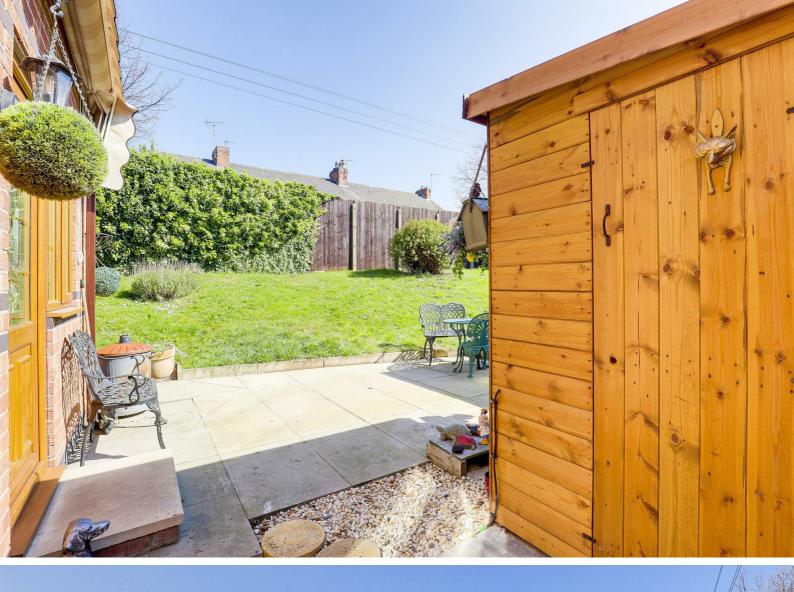




- Semi-Detached House
- Three Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Thee-Piece Bathroom Suite
- Enclosed Wrap-Around
 Garden
- Driveway
- Close To Town Centre
- Popular Location
- Must Be Viewed









GROUND FLOOR

Entrance Hall

 $7^{*}3'' \times 6^{*}3'' (2.23m \times 1.9lm)$

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

 $13^{\circ}6" \times 10^{\circ}9" (4.13m \times 3.29m)$

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" × 9°6" (3.01m × 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

 $9^{9} \times 6^{1}$ (2.99m × 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 gill, 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

 $10^{\circ}2" \times 6^{\circ}7"$ (3.llm × 2.0lm)

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} " × 9^{1} " (3.19m × 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

 $9*8" \times 8*I" (2.95m \times 2.47m)$

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

 $9^{10} \times 7^{4} (3.02 \text{m} \times 2.25 \text{m})$

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

 $6^{\circ}9'' \times 5^{\circ}5'' (2.07m \times 1.66m)$

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 - I800 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.

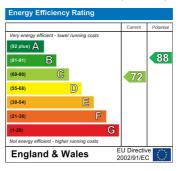
The vendor has advised the following:

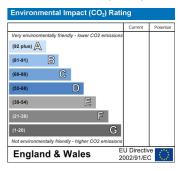
Property Tenure is Freehold

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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 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.

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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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