

HoldenCopley

PREPARE TO BE MOVED

Norbett Road, Arnold, Nottinghamshire NG5 8EB

Guide Price £250,000 - £260,000

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GREAT FAMILY HOME IN POPULAR LOCATION...

This well-presented three-bedroom semi-detached house is located in a highly sought-after area, ideally positioned to take advantage of the excellent amenities that Arnold has to offer. With convenient access to a variety of local shops, cafes, and leisure facilities, the property also benefits from regular public transport links, being within catchment for highly regarded schools. Upon entering the home, you are welcomed into an entrance hall that leads through to a spacious and inviting living room, providing an ideal space for relaxation and family gatherings. Also on the ground floor is a convenient cloakroom fitted with a W/C, a contemporary kitchen featuring modern units and appliances, and a separate dining room that opens up options for both everyday meals and entertaining. In addition, the property includes internal access to the integral garage. Upstairs, the first floor comprises two generously sized double bedrooms along with a comfortable single bedroom, all serviced by a sleek and stylish modern bathroom suite designed for both comfort and functionality. Externally, the front of the property features a low-maintenance garden landscaped with slate chippings, alongside a driveway that provides off-road parking and leads to the integral garage. To the rear, a private and enclosed garden offers a peaceful outdoor retreat, complete with a paved patio area ideal for alfresco dining, a well-kept lawn, an outdoor tap for convenience, and secure fence panelled boundaries that ensure both privacy and safety.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Living Room
- Dining Room
- Cloak Room & Ground floor W/C
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Driveway & Garage
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hal

3’8" × 3’1" (1.14 × 0.94)

The entrance hall has laminate flooring, carpeted stairs, and a composite front door providing access into the accommodation

Living Room

19’7" × 12’5" (5.98 × 3.80)

The living room has a UPVC double glazed window to the front elevation, recessed spotlights, a TV point, two radiators, a recessed chimney breast alcove with a wooden mantelpiece, coving to the ceiling, recessed spot lights, wood-effect flooring, and access into the cloak room

Cloak Room

7’1" × 2’7" (2.18 × 0.81)

The cloak room has wood-effect flooring, and access into the W/C.

W/C

4’4" × 2’5" (1.33 × 0.76)

This space has a low level dual flush W/C, an extractor fan and partially tiled walls.

Kitchen

15’5" × 8’0" (4.72 × 2.45)

The kitchen has a range of fitted base and wall units with solid oak worktops, a stainless steel sink and a half with a swan neck mixer tap and drainer, an integrated oven with a gas hob and extractor fan, space for a fridge freezer, space and plumbing for a washing machine, a vertical radiator, a wall mounted boiler, recessed spotlights, tiled splash back, wood-effect flooring, a UPVC double glazed windows to the rear elevation, and a single door to access the rear garden

Dining Room

9’4" × 6’11" (2.87 × 2.12)

The dining room has wood-effect flooring, a vertical radiator, recessed spotlights, a single door to access the integral garage, and a sliding patio door opening out to the rear garden

Garage

16’0" × 7’0" (4.88 × 2.15)

The garage has lighting, power points, ample storage space, and an up-and-over door opening out to the driveway.

FIRST FLOOR

Landing

7’10" × 2’6" (2.40 × 0.77)

The landing has carpeted flooring, recessed spotlights, access to the loft, and access to the first floor accommodation

Master Bedroom

15’6" × 9’4" (4.74 × 2.87)

The main bedroom has a UPVC double glazed window to the front elevation, coving to the ceiling, recessed spotlights, a radiator, and carpeted flooring.

Bedroom Two

18’8" × 7’11" (5.71 × 2.18)

The second bedroom has two UPVC double glazed windows to the front and rear elevation, a radiator, recessed spotlights, coving to the ceiling, and carpeted flooring.

Bedroom Three

9’3" × 7’3" (2.82 × 2.21)

The third bedroom has a UPVC double glazed window to the rear elevation, coving to the ceiling, recessed spotlights, a radiator, and carpeted flooring.

Bathroom

7’6" × 6’3" (2.31 × 1.93)

The bathroom has a UPVC double glazed obscure window to the rear elevation, a low level dual flush W/C, a pedestal wash basin, a panelled bath with a wall mounted electric shower fixture and a bi-folding shower screen, a chrome heated towel rail, an extractor fan, recessed spotlights, partially tiled walls, wood effect flooring, and a UPVC double glazed obscure window.

OUTSIDE

Front

To the front of the property is a low maintenance garden with slate chippings, and a driveway with access into the garage

Rear

To the rear of the property is a private enclosed garden with a patio area, a lawn, an outdoor tap, 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 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:

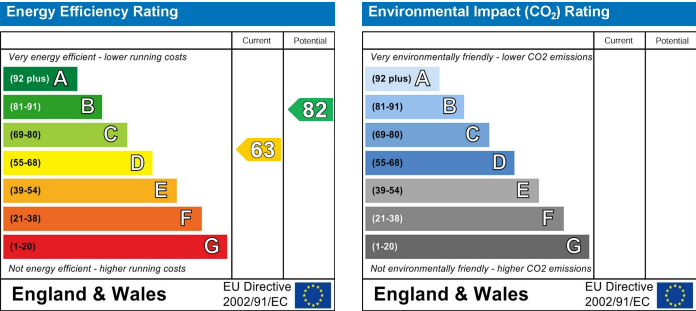
Property Tenure is Freehold

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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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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